

**Part 8 - Employment Zones**

**8.2.2 E1 Exception Zones**

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

8.2.2.1	Exception: E1-1	Map # 43W	By-law: 0121-2020/LPAT Order 2021 March 11/OLT Order 2021 November 15
In an E1-1 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E1 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
8.2.2.1.1	(1) <b>Restaurant</b> (2) <b>Take-out Restaurant</b> (3) <b>Convenience Restaurant</b>		
<b>Regulations</b>			
8.2.2.1.2	Lands zoned E1-1 and abutting lands zoned O3-9 shall be considered one <b>lot</b> for the purposes of Lines 3.0 to 12.5 contained in Table 8.2.1 of this By-law		
8.2.2.1.3	Required parking and <b>aisles</b> may be located on abutting lands zoned O3-9		

8.2.2.2	Exception: E1-2	Map # 44E	By-law: 0191-2009, <i>deleted by 0121-2020/LPAT Order 2021 March 11, OLT Order 2021 November 15</i>
In an E1-2 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E1 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulation</b>			
8.2.2.2.1	Required parking and <b>aisles</b> may be located on abutting lands zoned O3-8		

8.2.2.3	Exception: E1-3	Map # 54W	By-law:
In an E1-3 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E1 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
8.2.2.3.1	(1) <b>Motor Vehicle Sales, Leasing and/or Rental Facility - Restricted</b>		
<b>Regulations</b>			
8.2.2.3.2	Maximum <b>gross floor area - non-residential</b>		55 208 m <sup>2</sup>
8.2.2.3.3	Maximum number of <b>storeys</b> of a <b>building</b> or <b>structure</b> or parts thereof, in <b>height</b> above <b>established grade</b> , excluding any mechanical penthouses, within 110.0 m of a railway right-of-way		9 storeys
8.2.2.3.4	Minimum setback of a <b>building</b> or <b>structure</b> to Argentia Road		6.0 m

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8.2.2.4	Exception: E1-4	Map # 54W	By-law: 0111-2019/ LPAT Order 2021 March 09
In an E1-4 zone the applicable regulations shall be as specified for an E1 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Uses</b>			
8.2.2.4.1	Lands zoned E1-4 shall only be used for the following:		
	<ul style="list-style-type: none"> <li>(1) <b>Retail Store</b></li> <li>(2) <b>Financial Institution</b></li> <li>(3) <b>Office</b></li> <li>(4) <b>Entertainment Establishment</b></li> <li>(5) <b>Service Establishment</b></li> <li>(6) <b>Recreational Establishment</b></li> <li>(7) <b>Private Club</b></li> <li>(8) <b>Restaurant</b></li> <li>(9) <b>Convenience Restaurant</b></li> <li>(10) <b>Take-out Restaurant</b></li> </ul>		
<b>Regulations</b>			
8.2.2.4.2	Maximum <b>gross floor area - non-residential</b>		10 500 m <sup>2</sup>
8.2.2.4.3	Minimum setback of a <b>building</b> or <b>structure</b> to Highway 401		14.0 m
8.2.2.4.4	Minimum setback of a <b>building</b> or <b>structure</b> to Argentia Road		4.5 m
8.2.2.4.5	Minimum setback of a <b>building</b> or <b>structure</b> to Winston Churchill Boulevard		5.9 m
8.2.2.4.6	Minimum <b>landscaped area</b>		10% of the <b>lot area</b>
8.2.2.4.7	Minimum number of <b>parking spaces</b> per 100 m <sup>2</sup> <b>gross floor area - non-residential</b>		5.4

8.2.2.5	Exception: E1-5	Map # 44E	By-law: 0191-2009, 0018-2015, <i>deleted by</i> <i>0121-2020/LPAT Order</i> <i>2021 March 11</i> , OLT Order 2021 November 15
In an E1-5 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E1 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulation</b>			
8.2.2.5.1	Required parking and <b>aisles</b> may be located on abutting lands zoned O3-10		

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8.2.2.6	Exception: E1-6	Map # 44E	By-law: 0411-2008, 0191-2009/OMB Order 2010 May 05, 0178-2012, 0121-2020/LPAT Order 2021 March 11/OLT Order 2021 November 15, 0217-2023
In an E1-6 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E1 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
8.2.2.6.1	(1)	<b>Outdoor storage</b> accessory to a <b>manufacturing facility, science and technology facility</b> or <b>warehouse/distribution facility</b>	
	(2)	<b>Restaurant</b>	
	(3)	<b>Take-out Restaurant</b>	
	(4)	<i>deleted</i>	
<b>Regulations</b>			
8.2.2.6.2	The provisions contained in Subsection 8.1.5 of this By-law shall apply to all areas used for <b>outdoor storage</b> accessory to a <b>manufacturing facility, science and technology facility</b> or <b>warehouse/distribution facility</b>		
8.2.2.6.3	Minimum depth of a <b>landscaped buffer</b> along any <b>lot line</b>		3.0 m
8.2.2.6.4	Maximum number of courier/messenger service delivery vehicles permitted to be stored outside		10
8.2.2.6.5	Required parking and <b>aisles</b> may be located on abutting lands zoned O3-2		

8.2.2.7	Exception: E1-7	Map #	By-law: 0411-2008, 0191-2009/OMB Order 2010 May 05, <i>deleted by</i> <i>0121-2020/LPAT Order</i> 2021 March 11/OLT Order 2021 November 15

8.2.2.8	Exception: E1-8	Map # 43W	By-law: 0191-2009, <i>deleted</i> <i>by 0121-2020/LPAT Order</i> 2021 March 11, OLT Order 2021 November 15
In an E1-8 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E1 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulation</b>			
8.2.2.8.1	Required parking and <b>aisles</b> may be located on abutting lands zoned O3-13		

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8.2.2.9	Exception: E1-9	Map #	By-law: 0191-2009, <i>deleted by 0121-2020/LPAT Order 2021 March 11</i>

8.2.2.10	Exception: E1-10	Map # 54W	By-law: 0379-2009, 0297-2013, 0212-2015
<p>In an E1-10 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E1 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Additional Permitted Uses</b>			
8.2.2.10.1	(1) Retail-Warehouse		
	(2) <b>Garden Centre</b>		
	(3) <b>Restaurant</b> accessory to a retail-warehouse or <b>garden centre</b>		
	(4) Equipment, tool and truck rental centre accessory to a retail-warehouse		
	(5) Outdoor display and sales area accessory to a retail-warehouse		
<b>Uses Not Permitted</b>			
8.2.2.10.2	(1) <i>deleted</i>		
<b>Regulations</b>			
8.2.2.10.3	Maximum <b>gross floor area - non-residential</b>		11 000 m <sup>2</sup>
8.2.2.10.4	Maximum <b>gross floor area - non-residential</b> used for an accessory <b>restaurant</b>		100 m <sup>2</sup>
8.2.2.10.5	Maximum area used for outdoor display and sales accessory to a retail-warehouse		275 m <sup>2</sup>
8.2.2.10.6	Maximum area used for outdoor display and sales accessory to a <b>garden centre</b> including seasonal nursery stock		2 520 m <sup>2</sup>
8.2.2.10.7	Minimum <b>landscaped area</b>		10% of the <b>lot area</b>
8.2.2.10.8	Minimum <b>front yard</b>		15.0 m
8.2.2.10.9	Minimum <b>side yard</b>		10.0 m
8.2.2.10.10	Minimum <b>rear yard</b>		15.0 m
8.2.2.10.11	Maximum <b>height</b> above <b>established grade</b> of outdoor display of all materials, goods or products		4.6 m
8.2.2.10.12	"Retail-Warehouse" means a <b>building</b> or <b>structure</b> , or part thereof where goods are stored and offered for sale and shall include only the following: home furnishing and home improvement products, furniture, appliances, electrical fixtures, carpets and floor coverings, building supplies, plumbing supplies, draperies and decorating supplies such as paints and wallpaper		
8.2.2.10.13	Minimum number of <b>parking spaces</b> per 100 m <sup>2</sup> <b>gross floor area - non-residential</b> for a retail-warehouse		1.6

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8.2.2.11	Exception: E1-11	Map #	By-law: <i>deleted by 0121-2020/LPAT Order 2021 March 11</i>

8.2.2.12	Exception: E1-12	Map #	By-law: 0191-2009, 0212-2015, <i>deleted by 0121-2020/LPAT Order 2021 March 11</i>

8.2.2.13	Exception: E1-13	Map # 54W	By-law:
In an E1-13 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E1 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
8.2.2.13.1	Maximum <b>floor space index</b>		0.52
8.2.2.13.2	Maximum <b>gross floor area - non-residential</b>		22 000 m <sup>2</sup>

8.2.2.14	Exception: E1-14	Map #	By-law: 0191-2009, <i>deleted by 0121-2020/LPAT Order 2021 March 11</i>

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8.2.2.15	Exception: E1-15	Map # 43W	By-law: 0191-2009, 0121-2020/LPAT Order 2021 March 11, 0217-2023
In an E1-15 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E1 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
8.2.2.15.1	(1) <b>Restaurant</b> (2) <b>Take-out Restaurant</b> (3) <b>Convenience Restaurant</b> (4) <i>deleted</i>		
<b>Regulations</b>			
8.2.2.15.2	Required parking for lands located between Hurontario Street, Courtney Park Drive East, Edwards Boulevard and Annagem Boulevard shall also be permitted on the south side of Annagem Boulevard on all lands zoned E1-15		
8.2.2.15.3	Maximum number of courier/messenger service delivery vehicles permitted to be stored outside		10
8.2.2.15.4	Minimum setback of a <b>restaurant, take-out restaurant, convenience restaurant</b> or an outdoor patio accessory to a <b>restaurant, take-out restaurant or convenience restaurant</b> from Hurontario Street		50.0 m

8.2.2.16	Exception: E1-16	Map #	By-law: 0191-2009, <i>deleted</i> by 0121-2020/LPAT Order 2021 March 11/OLT Order 2021 November 15

8.2.2.17	Exception: E1-17	Map #	By-law: OMB Effective Date 2008 May 15, <i>deleted</i> by 0121-2020/LPAT Order 2021 March 11

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8.2.2.18	Exception: E1-18	Map # 34E	By-law: 0323-2009/ OMB Order 2010 May 10, 0111-2019/LPAT Order 2021 March 09
In an E1-18 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E1 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Uses Not Permitted</b>			
8.2.2.18.1	(1) <b>Manufacturing Facility</b> (2) <b>Warehouse/Distribution Facility</b>		
<b>Additional Permitted Uses</b>			
8.2.2.18.2	(1) <b>Manufacturing facility</b> legally <b>existing</b> on the date of passing of this By-law (2) <b>Warehouse/distribution facility</b> legally <b>existing</b> on the date of passing of this By-law (3) <b>Repair service</b> as an <b>accessory use</b> in compliance with Subsection 8.1.2 of this By-law		
<b>Regulations</b>			
8.2.2.18.3	Minimum <b>floor space index - non-residential</b>		0.5
8.2.2.18.4	Maximum setback to the first three <b>storeys</b> of a <b>streetwall</b> of the first <b>building</b> erected on a <b>lot</b> abutting lands zoned PB1		7.5 m
8.2.2.18.5	Maximum setback to the first three <b>storeys</b> of a <b>streetwall</b> of the first <b>building</b> erected on a <b>lot</b> abutting Commerce Boulevard, Explorer Drive or Skymark Avenue		5.0 m
8.2.2.18.6	A maximum of 30% of the length of a <b>streetwall</b> of the first three <b>storeys</b> of a <b>building</b> or <b>structure</b> identified in Sentences 8.2.2.18.4 and 8.2.2.18.5 of this Exception, may be set back beyond the maximum setback		
8.2.2.18.7	Minimum <b>height</b> of all <b>buildings</b> and <b>structures</b> except that:  (1) a maximum of 30% of the building footprint may be less than four <b>storeys</b>		4 <b>storeys</b>
8.2.2.18.8	Where a <b>building</b> is located within 10.0 m of lands zoned PB1, Eglinton Avenue East, Commerce Boulevard, Explorer Drive or Skymark Avenue, the <b>main front entrance</b> shall face the <b>street</b> . Where a <b>building</b> is located at the intersection of two of these <b>streets</b> and/or lands zoned PB1, or any combination thereof, the <b>main front entrance</b> shall be located at the corner of the <b>building</b> facing the intersection, or a <b>building</b> entrance shall be located facing each <b>street</b> and/or lands zoned PB1		
8.2.2.18.9	Expansion or alteration to any <b>building</b> or <b>structure</b> legally <b>existing</b> on the date of passing of this By-law shall be permitted and shall not be subject to the regulations of Sentences 8.2.2.18.3 to 8.2.2.18.8 of this Exception		
8.2.2.18.10	Expansion of any <b>use</b> legally <b>existing</b> on the date of passing of this By-law shall be permitted and shall not be subject to the regulations of Sentences 8.2.2.18.3 to 8.2.2.18.8 of this Exception		
8.2.2.18.11	In an <b>office building</b> , where the non- <b>office uses</b> , including <b>medical office</b> , are greater than 20% of the total <b>GFA - non-residential</b> , separate parking will be required for all of such <b>uses</b> in accordance with the regulations contained in Table 3.1.2.2 of this By-law  Parking for <b>banquet hall/conference centre/convention centre</b> will be provided in accordance with the applicable regulations contained in Table 3.1.2.2 of this By-law		

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8.2.2.19	Exception: E1-19	Map # 34E, 34W, 35E	By-law: 0322-2009, 0111-2019/LPAT Order 2021 March 09
<p>In an E1-19 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E1 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Uses Not Permitted</b>			
8.2.2.19.1	(1) <b>Manufacturing Facility</b> (2) <b>Warehouse/Distribution Facility</b>		
<b>Additional Permitted Uses</b>			
8.2.2.19.2	(1) <b>Manufacturing facility</b> legally <b>existing</b> on the date of passing of this By-law (2) <b>Warehouse/distribution facility</b> legally <b>existing</b> on the date of passing of this By-law (3) <b>Repair service</b> as an <b>accessory use</b> in compliance with Subsection 8.1.2 of this By-law		
<b>Regulations</b>			
8.2.2.19.3	Minimum <b>floor space index - non-residential</b>		0.5
8.2.2.19.4	Maximum setback to the first three <b>storeys</b> of a <b>streetwall</b> of the first <b>building</b> erected on a <b>lot</b> abutting lands zoned PB1 or Eglinton Avenue East		7.5 m
8.2.2.19.5	Maximum setback to the first three <b>storeys</b> of a <b>streetwall</b> of the first <b>building</b> erected on a <b>lot</b> abutting Explorer Drive, Orbitor Drive, Satellite Drive, Spectrum Way or Skymark Avenue		5.0 m
8.2.2.19.6	A maximum of 30% of the length of a <b>streetwall</b> of the first three <b>storeys</b> of a <b>building</b> or <b>structure</b> identified in Sentences 8.2.2.19.4 and 8.2.2.19.5 of this Exception, may be set back beyond the maximum setback		
8.2.2.19.7	Minimum <b>height</b> of all <b>buildings</b> and <b>structures</b> except that:  (1) a maximum of 30% of the building footprint may be less than two <b>storeys</b>		2 <b>storeys</b>
8.2.2.19.8	Where a <b>building</b> is located within 10.0 m of lands zoned PB1, Eglinton Avenue East, Explorer Drive, Orbitor Drive, Satellite Drive, Spectrum Way or Skymark Avenue, the <b>main front entrance</b> shall face the <b>street</b> . Where a <b>building</b> is located at the intersection of two of these <b>streets</b> and/or lands zoned PB1, or any combination thereof, the <b>main front entrance</b> shall be located at the corner of the <b>building</b> facing the intersection, or a <b>building</b> entrance shall be located facing each <b>street</b> and/or lands zoned PB1		
8.2.2.19.9	Expansion or alteration to any <b>building</b> or <b>structure</b> legally <b>existing</b> on the date of passing of this By-law shall be permitted and shall not be subject to the regulations of Sentences 8.2.2.19.3 to 8.2.2.19.8 of this Exception		
8.2.2.19.10	Expansion of any <b>use</b> legally <b>existing</b> on the date of passing of this By-law shall be permitted and shall not be subject to the regulations of Sentences 8.2.2.19.3 to 8.2.2.19.8 of this Exception		
8.2.2.19.11	In an <b>office building</b> , where the non- <b>office uses</b> , including <b>medical office</b> , are greater than 20% of the total <b>GFA - non-residential</b> , separate parking will be required for all of such <b>uses</b> in accordance with the regulations contained in Table 3.1.2.2 of this By-law  Parking for <b>banquet hall/conference centre/convention centre</b> will be provided in accordance with the applicable regulations contained in Table 3.1.2.2 of this By-law		

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8.2.2.20	Exception: E1-20	Map #	By-law: 0191-2009/OMB Order 2010 May 05, <i>deleted by 0121-2020/LPAT Order 2021 March 11/OLT Order 2021 November 15</i>

8.2.2.21	Exception: E1-21	Map #	By-law: 0191-2009/OMB Order 2010 May 05, 0178-2012, <i>deleted by 0121-2020/LPAT Order 2021 March 11/OLT Order 2021 November 15</i>

8.2.2.22	Exception: E1-22	Map #	By-law: 0191-2009/OMB Order 2010 May 05, <i>deleted by 0121-2020/LPAT Order 2021 March 11/OLT Order 2021 November 15</i>

8.2.2.23	Exception: E1-23	Map #	By-law: 0191-2009/OMB Order 2010 May 05, <i>deleted by 0121-2020/LPAT Order 2021 March 11/OLT Order 2021 November 15</i>

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8.2.2.24	Exception: E1-24	Map #	By-law: 0191-2009/OMB Order 2010 May 05, <i>deleted by 0121-2020/LPAT Order 2021 March 11/OLT Order 2021 November 15</i>

8.2.2.25	Exception: E1-25	Map #	By-law: 0191-2009/OMB Order 2010 May 05, <i>deleted by 0121-2020/LPAT Order 2021 March 11/OLT Order 2021 November 15</i>

8.2.2.26	Exception: E1-26	Map # 54W	By-law: 0130-2012, 0212-2015
In an E1-26 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E1 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
8.2.2.26.1	(1)	<b>Convenience Restaurant</b>	
<b>Regulations</b>			
8.2.2.26.2	Maximum <b>gross floor area - non-residential</b> used for a <b>convenience restaurant</b>		173 m <sup>2</sup>
8.2.2.26.3	Minimum <b>front yard</b>		8.0 m
8.2.2.26.4	Minimum <b>interior side yard</b>		9.0 m
8.2.2.26.5	Minimum <b>rear yard</b>		30.0 m
8.2.2.26.6	Minimum <b>landscaped area</b>		30% of the <b>lot area</b>
8.2.2.26.7	Minimum number of <b>parking spaces</b> per 100 m <sup>2</sup> <b>gross floor area - non-residential</b> for a <b>convenience restaurant</b>		13.5 spaces plus a <b>stacking lane</b>
8.2.2.26.8	Access to and from <b>parking</b> and <b>loading spaces</b> may be shared with abutting lands zoned E1-10		

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8.2.2.27	Exception: E1-27	Map # 34W	By-law: 0119-2013, 0212-2015, 0111-2019/ LPAT Order 2021 March 09, 0158-2023, 0217-2023
In an E1-27 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E1 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
8.2.2.27.1	(1) <b>Restaurant</b> (2) <b>Take-out Restaurant</b> (3) <i>deleted</i>		
<b>Uses Not Permitted</b>			
8.2.2.27.2	(1) <b>Manufacturing Facility</b> (2) <b>Warehouse/Distribution Facility</b>		
<b>Regulations</b>			
8.2.2.27.3	Minimum <b>floor space index - non-residential</b> within each of Areas 'B', 'C', 'D' and 'E' identified on Schedule E1-27 of this Exception		0.5
8.2.2.27.4	Maximum <b>gross floor area - non-residential</b> for all <b>restaurants</b> and <b>take-out restaurants</b>		5 686 m <sup>2</sup>
8.2.2.27.5	Notwithstanding the provisions contained in Article 8.1.2.1 of this By-law, permitted <b>accessory uses</b> may be contained within a separate <b>building</b> , provided that it is attached to an <b>office building</b> or <b>medical office building</b>		
8.2.2.27.6	Minimum depth of a <b>landscaped buffer</b> abutting the Bus Rapid Transit Corridor		2.2 m
8.2.2.27.7	Minimum <b>height</b> of all <b>buildings</b> and <b>structures</b> , except that: (1) a maximum of 30% of each <b>building</b> footprint may be less than two <b>storeys</b> (2) minimum <b>height</b> of that portion of a <b>building</b> containing permitted <b>accessory uses</b> attached to an <b>office building</b> or <b>medical office building</b> (3) minimum <b>height</b> of all freestanding <b>restaurants</b> and <b>take-out restaurants</b> measured to the top of the <b>parapet</b> of a <b>flat roof</b>		2 <b>storeys</b>  1 <b>storey</b> and 6.0 m  1 <b>storey</b> and 6.0 m
8.2.2.27.8	For the purpose of measuring maximum setbacks on Schedule E1-27 of this Exception, a maximum setback shall be measured from the <b>lot line</b> to the nearest part of any above grade <b>building, structure</b> or part thereof		
8.2.2.27.9	In an <b>office building</b> , where the non- <b>office uses</b> , including <b>medical office</b> , are greater than 20% of the total <b>GFA - non-residential</b> , separate parking will be required for all of such <b>uses</b> in accordance with the regulations contained in Table 3.1.2.2 of this By-law  Parking for <b>banquet hall/conference centre/convention centre</b> will be provided in accordance with the applicable regulations contained in Table 3.1.2.2 of this By-law		
8.2.2.27.10	Minimum number of <b>parking spaces</b> per 100 m <sup>2</sup> <b>gross floor area - non-residential</b> for all <b>restaurants</b> and <b>take-out restaurants</b>		7.9
8.2.2.27.11	All site development plans shall comply with Schedule E1-27 of this Exception		



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8.2.2.28	Exception: E1-28	Map #	By-law: 0242-2014, 0111-2019/LPAT Order 2021 March 09, <i>deleted</i> by 0121-2020/LPAT Order 2021 March 11

Refer to Minister Zoning Order (MZO) O. Reg. 91/23 2023 May 12			
8.2.2.29	Exception: E1-29	Map # 01	By-law: 0119-2022
In an E1-29 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E1 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
8.2.2.29.1	(1)	<b>Broadcasting/Communication Facility</b>	
<b>Uses Not Permitted</b>			
8.2.2.29.2	(1)	<b>Overnight Accommodation</b>	
	(2)	<b>Active Recreational Use</b>	
	(3)	<b>Entertainment Establishment</b>	
	(4)	Courier/Messenger Service	
<b>Regulations</b>			
8.2.2.29.3	Maximum total <b>gross floor area - non-residential</b> for each of the following <b>uses</b> :		20% per <b>building</b>
	(1)	<b>Warehouse/Distribution Facility</b>	
	(2)	<b>Financial Institution</b>	
	(3)	<b>Banquet Hall/Conference Centre/Convention Centre</b>	
	(4)	<b>Recreational Establishment</b>	
8.2.2.29.4	Minimum <b>lot frontage</b>		20.0 m
8.2.2.29.5	Minimum <b>front yard</b>		3.0 m
8.2.2.29.6	Minimum <b>height</b>		3 <b>storeys</b>
8.2.2.29.7	Minimum <b>interior side yard</b> to a <b>building</b> or <b>structure</b> required for the purposes of providing water, stormwater and wastewater management facilities or piped services		0.0 m
8.2.2.29.8	Notwithstanding Sentence 8.2.2.29.6 of this Exception, minimum <b>height</b> of a <b>building</b> or <b>structure</b> required for the purposes of providing water, stormwater and wastewater management facilities or piped services		2 <b>storeys</b>
8.2.2.29.9	Minimum setback of all <b>buildings</b> and <b>structures</b> to lands zoned G2-5		5.0 m
8.2.2.29.10	Minimum setback of a <b>parking structure</b> constructed completely below finished grade to all lands zoned G2-5		3.0 m
8.2.2.29.11	Minimum depth of a <b>landscaped buffer</b> abutting a <b>lot line</b> that is a <b>street line</b>		0.0 m
8.2.2.29.12	Minimum depth of a <b>landscaped buffer</b> abutting lands zoned G2-5		2.0 m

**Exception E1-29 continued on next page**

**Part 8 - Employment Zones**

Refer to Minister Zoning Order (MZO) O. Reg. 91/23 2023 May 12			
8.2.2.29	Exception: E1-29	Map # 01	By-law: 0119-2022
<b>Exception E1-29 continued from previous page</b>			
8.2.2.29.13	Minimum setback of <b>parking areas, driveways, loading spaces</b> and other paved areas to a G2-5 zone		2.0 m
8.2.2.29.14	Minimum distance from a surface <b>parking space</b> to a <b>lot line</b> that is a <b>street line</b>		40.0 m
8.2.2.29.15	Maximum amount of required <b>parking spaces</b> to be provided as surface parking on site except for a pumping station		10%
8.2.2.29.16	<b>Driveways</b> and <b>aisles</b> may be shared with abutting lands zoned E1-30		
<b>Holding Provision</b>			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-E1-29 by further amendment to Map 01 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirement:</p> <p>(1) the provisions contained in Article 2.1.33.7 of this By-law as they relate to lands zoned H-E1-29 and subject to holding provisions H1, H2, H3 and H6.</p>			

Refer to Minister Zoning Order (MZO) O. Reg. 91/23 2023 May 12			
8.2.2.30	Exception: E1-30	Map # 01	By-law: 0119-2022
In an E1-30 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E1 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
8.2.2.30.1	(1)	<b>Power generating facility</b> associated with a district energy system	
	(2)	<b>Waste transfer station</b> exclusively for a vacuum waste collection system	
	(3)	Community Cultural Centre	
	(4)	<b>Broadcasting/Communication Facility</b>	
	(5)	<b>Parking Lot</b>	
<b>Uses Not Permitted</b>			
8.2.2.30.2	(1)	Courier/Messenger Service	
	(2)	<b>Overnight Accommodation</b>	
	(3)	<b>Active Recreational Use</b>	
	(4)	<b>Entertainment Establishment</b>	
<b>Regulations</b>			
8.2.2.30.3	Maximum total <b>gross floor area - non-residential</b> for each of the following <b>uses</b> :		20% per <b>building</b>
	(1)	<b>Warehouse/Distribution Facility</b>	
	(2)	<b>Financial Institution</b>	
	(3)	<b>Banquet Hall/Conference Centre/Convention Centre</b>	
	(4)	<b>Recreational Establishment</b>	
8.2.2.30.4	Minimum <b>front yard</b>		3.0 m
8.2.2.30.5	Minimum <b>height</b>		3 <b>storeys</b>
8.2.2.30.6	Notwithstanding Sentence 8.2.2.30.5 of this Exception, minimum <b>height</b> of a <b>building</b> containing two or more <b>uses</b> contained in Clauses 8.2.2.30.1(1) and 8.2.2.30.1(2) of this Exception, a pumping station and <b>office</b>		2 <b>storeys</b>

**Exception E1-30 continued on next page**

**Part 8 - Employment Zones**

Refer to Minister Zoning Order (MZO) O. Reg. 91/23 2023 May 12			
8.2.2.30	Exception: E1-30	Map # 01	By-law: 0119-2022
<b>Exception E1-30 continued from previous page</b>			
8.2.2.30.7	Minimum <b>interior side yard</b> to a <b>building</b> containing both the <b>uses</b> in Clauses 8.2.2.30.1(1) and 8.2.2.30.1(2) of this Exception		0.0 m
8.2.2.30.8	Minimum setback of all <b>buildings</b> and <b>structures</b> to lands zoned G2-5		5.0 m
8.2.2.30.9	Minimum depth of a <b>landscaped buffer</b> abutting a <b>lot line</b> that is a <b>street line</b>		0.0 m
8.2.2.30.10	Minimum depth of a <b>landscaped buffer</b> abutting lands zoned G2-5		2.0 m
8.2.2.30.11	Minimum setback of <b>parking areas, driveways, loading spaces</b> and other paved areas to a G2-5 zone		2.0 m
8.2.2.30.12	Minimum distance from a surface <b>parking space</b> to a <b>lot line</b> that is a <b>street line</b>		40.0 m
8.2.2.30.13	Maximum amount of required <b>parking spaces</b> to be provided as surface parking on site except for <b>uses</b> contained in Clauses 8.2.2.30.1(1) and 8.2.2.30.1(2) of this Exception		10%
8.2.2.30.14	Required parking may be located on lands zoned C4-78		
8.2.2.30.15	Minimum setback of a <b>parking structure</b> constructed completely below finished grade to lands zoned G2-5		3.0 m
8.2.2.30.16	<b>Driveways</b> and <b>aisles</b> may be shared with abutting lands zoned E1-29		
8.2.2.30.17	"Community Cultural Centre" means a <b>building, structure</b> or part thereof, for the provision of community activities, such as, but not limited to, recreation, arts, crafts, museums, social and charitable activities		
<b>Holding Provision</b>			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-E1-30 by further amendment to Map 01 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirement:</p> <p>(1) the provisions contained in Article 2.1.33.7 of this By-law as they relate to lands zoned H-E1-30 and subject to holding provisions H1, H2, H3 and H6.</p>			



**Part 8 - Employment Zones**

**8.2.3 E2 Exception Zones**

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

8.2.3.1	Exception: E2-1	Map # 25, 36W, 45W, 46E, 53W, 54E, 54W, 58, 59	By-law: OMB Order 2008 November 10, 0177-2018, 0229-2018, 0121-2020/LPAT Order 2021 March 11
<p>In an E2-1 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Uses Not Permitted</b>			
8.2.3.1.1	(1)	<b>Truck Terminal</b>	
	(2)	<b>Waste Processing Station</b>	
	(3)	<b>Waste Transfer Station</b>	
	(4)	<b>Composting Facility</b>	
	(5)	<b>Body-Rub Establishment</b>	
	(6)	<b>Adult Entertainment Establishment</b>	
	(7)	<b>Night Club</b>	
<b>Regulation</b>			
8.2.3.1.2		<p>"Parking Area" means an open, unobstructed area of land consisting of one or more <b>parking spaces</b> that is served by <b>driveways</b> and/or <b>aisles</b>, where <b>motor vehicles</b> less than or equal to 3 000 kg in weight are parked on a temporary basis for a period of not more than 14 days and a fee may or may not be charged. This definition of parking area shall only apply to lands zoned E2-1 identified on Maps 45W, 46E, 53W, 54E and 54W of this By-law</p>	

8.2.3.2	Exception: E2-2	Map # 58	By-law: 0379-2009
<p>In an E2-2 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Additional Permitted Uses</b>			
8.2.3.2.1	(1)	<p>C3 <b>uses</b> contained in Subsection 6.2.1 of this By-law, except:</p> <p>(1.1) <b>Motor Vehicle Rental Facility</b></p>	
<b>Uses Not Permitted</b>			
8.2.3.2.2	(1)	<b>Truck Terminal</b>	
	(2)	<b>Waste Processing Station</b>	
	(3)	<b>Waste Transfer Station</b>	
	(4)	<b>Composting Facility</b>	
	(5)	<b>Body-Rub Establishment</b>	
	(6)	<b>Adult Entertainment Establishment</b>	
	(7)	<b>Night Club</b>	
	(8)	<i>deleted</i>	
	(9)	<b>Motor Vehicle Repair Facility - Restricted</b>	
<b>Regulation</b>			
8.2.3.2.3		<p><b>Uses</b> contained in Subsection 8.2.1 of this By-law, and those remaining <b>uses</b> contained in Subsection 6.2.1 of this By-law, shall comply with the C3 zone regulations contained in Subsection 6.2.1 of this By-law</p>	

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8.2.3.3	Exception: E2-3	Map # 58	By-law: 0379-2009
<p>In an E2-3 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Uses Not Permitted</b>			
8.2.3.3.1	(1)	<b>Truck Terminal</b>	
	(2)	<b>Waste Processing Station</b>	
	(3)	<b>Waste Transfer Station</b>	
	(4)	<b>Composting Facility</b>	
	(5)	<b>Body-Rub Establishment</b>	
	(6)	<b>Gas Bar</b>	
	(7)	<i>deleted</i>	
	(8)	<b>Motor Vehicle Repair Facility - Restricted</b>	
	(9)	<i>deleted</i>	
	(10)	<b>Motor Vehicle Wash Facility - Restricted</b>	
	(11)	<b>Motor Vehicle Service Station</b>	
	(12)	<b>Adult Entertainment Establishment</b>	
	(13)	<b>Night Club</b>	
<b>Regulations</b>			
8.2.3.3.2	The provisions contained in Subsection 8.1.4 of this By-law shall not apply		
8.2.3.3.3	Minimum setback from lands zoned OS2		30.0 m

8.2.3.4	Exception: E2-4	Map # 59	By-law: 0379-2009
<p>In an E2-4 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Uses Not Permitted</b>			
8.2.3.4.1	(1)	<b>Truck Terminal</b>	
	(2)	<b>Waste Processing Station</b>	
	(3)	<b>Waste Transfer Station</b>	
	(4)	<b>Composting Facility</b>	
	(5)	<b>Body-Rub Establishment</b>	
	(6)	<b>Gas Bar</b>	
	(7)	<i>deleted</i>	
	(8)	<b>Motor Vehicle Repair Facility - Restricted</b>	
	(9)	<i>deleted</i>	
	(10)	<b>Motor Vehicle Wash Facility - Restricted</b>	
	(11)	<b>Motor Vehicle Service Station</b>	
	(12)	<b>Adult Entertainment Establishment</b>	
	(13)	<b>Night Club</b>	
<b>Regulation</b>			
8.2.3.4.2	Minimum <b>front yard</b> where the opposite side of the <b>street</b> on which the <b>lot</b> fronts is in a Residential Zone		20.0 m

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8.2.3.5	Exception: E2-5	Map # 18	By-law: 0097-2016/OMB Order 2016 December 01, OMB Order 2017 July 18, 0149-2019, 0189-2021
<p>In an E2-5 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses</b>/regulations shall apply:</p>			
<p><b>Permitted Uses</b></p>			
8.2.3.5.1	<p>Lands zoned E2-5 shall only be used for the following:</p> <ol style="list-style-type: none"> <li>(1) <b>Science and Technology Facility</b></li> <li>(2) <b>Education and Training Facility</b></li> <li>(3) <b>Broadcasting/Communication Facility</b></li> <li>(4) <b>Office</b></li> <li>(5) <b>Pilot Plant</b></li> <li>(6) <b>Prototype Production Facility</b></li> <li>(7) University/College</li> <li>(8) <b>Manufacturing facility</b> legally existing on the date of passing of this By-law</li> </ol>		
8.2.3.5.2	<p>A <b>banquet hall/conference centre/convention centre</b>, fitness centre, <b>financial institution, restaurant, take-out restaurant, day care</b> and manufacturing provided that such <b>uses</b> are located within, and form an integral part of, the <b>building</b> used for one or more of the <b>uses</b> in Sentence 8.2.3.5.1 of this Exception</p>		
<p><b>Regulations</b></p>			
8.2.3.5.3	Minimum <b>lot area</b>	0.8 ha	
8.2.3.5.4	Minimum <b>lot frontage</b>	60.0 m	
8.2.3.5.5	Maximum <b>floor space index - non-residential</b> for all <b>uses</b>	0.6	
8.2.3.5.6	Maximum <b>floor space index - non-residential</b> for <b>office</b>	0.4	
8.2.3.5.7	Maximum percentage <b>gross floor area - non-residential</b> of a <b>building</b> for any <b>uses</b> listed in Sentence 8.2.3.5.2 of this Exception	15%	
8.2.3.5.8	Minimum <b>front yard</b>	12.5 m	
8.2.3.5.9	Minimum <b>exterior side yard</b>	12.5 m	
8.2.3.5.10	Minimum depth of a <b>landscaped buffer</b> measured from any <b>lot line</b>	4.5 m	
8.2.3.5.11	Maximum <b>lot coverage</b>	40%	
8.2.3.5.12	Minimum of 50% of the <b>front yard</b> shall be <b>landscaped area</b>		
<p><b>Holding Provision</b></p>			
<p>The holding symbol H is to be removed from the whole or only a portion of the lands zoned H-E2-5 by further amendment to Map 18 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:</p> <ol style="list-style-type: none"> <li>(1) delivery of an Environmental Impact Study for all or part of the lands subject to the H-E2-5 zone that is satisfactory to the City Transportation and Works and Community Services Departments and Credit Valley Conservation, identifying the portion(s) of the lands which are to be considered for development;</li> <li>(2) delivery of a complete site plan application for the lands which are the subject of the above-noted Environmental Impact Study; and,</li> <li>(3) completion of actions or works, or entering into an agreement for the completion of action or works required to implement the recommendations of the approved Environmental Impact Study, and posting of securities associated thereto, for all or part of the lands subject to the H-E2-5 zone.</li> </ol>			

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8.2.3.6	Exception: E2-6	Map # 18	By-law: 0325-2008, 0379-2009, <i>deleted by 0097-2016/OMB Order 2016 December 01, 0097-2016/LPAT Order 2018 October 03</i>
In an E2-6 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Uses</b>			
8.2.3.6.1	Lands zoned E2-6 shall only be used for the following:		
	<ul style="list-style-type: none"> <li>(1) <b>Science and Technology Facility</b></li> <li>(2) <b>Education and Training Facility</b></li> <li>(3) <b>Broadcasting/Communication Facility</b></li> <li>(4) <b>Office</b></li> <li>(5) <b>Pilot Plant</b></li> <li>(6) <b>Prototype Production Facility</b></li> <li>(7) University/College</li> <li>(8) <b>Manufacturing, warehouse/distribution and wholesaling facility</b> legally existing on the date of the passing of this By-law</li> </ul>		
8.2.3.6.2	A <b>banquet hall/conference centre/convention centre</b> , fitness centre, <b>financial institution, restaurant, take-out restaurant, day care</b> and manufacturing provided that such <b>uses</b> are located within, and form an integral part of, the <b>building</b> used for one or more of the <b>uses</b> in Sentence 8.2.3.6.1 of this Exception		
<b>Regulations</b>			
8.2.3.6.3	Minimum <b>lot area</b>		0.8 ha
8.2.3.6.4	Minimum <b>lot frontage</b>		60.0 m
8.2.3.6.5	Maximum <b>floor space index - non-residential</b> for all <b>uses</b>		0.6
8.2.3.6.6	Maximum <b>floor space index - non-residential</b> for <b>office</b>		0.4
8.2.3.6.7	Maximum percentage <b>gross floor area - non-residential</b> of a <b>building</b> for any <b>uses</b> listed in Sentence 8.2.3.6.2 of this Exception		15%
8.2.3.6.8	Minimum <b>front yard</b>		12.5 m
8.2.3.6.9	Minimum <b>exterior side yard</b>		12.5 m
8.2.3.6.10	Minimum depth of a <b>landscaped buffer</b> measured from any <b>lot line</b>		4.5 m
8.2.3.6.11	Maximum <b>lot coverage</b>		40%
8.2.3.6.12	Minimum of 50% of the <b>front yard</b> shall be <b>landscaped area</b>		

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8.2.3.7	Exception: E2-7	Map # 44E	By-law: 0325-2008, 0379-2009, <i>deleted by 0097-2016/OMB Order 2016 December 01</i> , 0201-2019, 0111-2019/LPAT Order 2021 March 09, 0203-2023/ OLT Order 2024 September 09
In an E2-7 zone the applicable regulations shall be as specified for an E2 zone except that the following uses/regulations shall apply:			
<b>Permitted Uses</b>			
8.2.3.7.1	Lands zoned E2-7 shall only be used for the following:		
	<ul style="list-style-type: none"> <li>(1) <b>Manufacturing Facility</b></li> <li>(2) <b>Warehouse/Distribution Facility</b></li> <li>(3) <b>Wholesaling Facility</b></li> <li>(4) Self Storage Facility</li> <li>(5) <b>Retail Store</b></li> <li>(6) <b>Restaurant</b></li> <li>(7) <b>Take-out Restaurant</b></li> <li>(8) <b>Financial Institution</b></li> <li>(9) <b>Veterinary Clinic</b></li> <li>(10) <b>Service Establishment</b></li> <li>(11) <b>Medical Office</b></li> <li>(12) <b>Office</b></li> <li>(13) <i>deleted</i></li> </ul>		
<b>Regulations</b>			
8.2.3.7.2	Maximum <b>gross floor area - non-residential</b>		2 550 m <sup>2</sup>
8.2.3.7.3	Maximum <b>gross floor area - non-residential</b> used for <b>medical office</b>		126 m <sup>2</sup>
8.2.3.7.4	Maximum total <b>gross floor area - non-residential</b> used for a <b>retail store</b> and/or <b>service establishment</b>		360 m <sup>2</sup>
8.2.3.7.5	Maximum <b>gross floor area - non-residential</b> used for a <b>restaurant</b> and/or <b>take-out restaurant</b>		70 m <sup>2</sup>
8.2.3.7.6	Minimum <b>front yard</b> to a <b>building canopy</b>		6.5 m
8.2.3.7.7	Minimum <b>interior side yard - east lot line</b>		3.0 m
8.2.3.7.8	Minimum <b>interior side yard - west lot line</b>		2.0 m
8.2.3.7.9	Minimum <b>rear yard</b>		3.0 m
8.2.3.7.10	Minimum depth of a <b>landscaped buffer</b> measured from a <b>lot line</b> that is a <b>street line</b>		4.0 m
8.2.3.7.11	Minimum depth of a <b>landscaped buffer</b> measured from a <b>lot line</b> where the <b>lot line</b> abuts a Greenlands Zone		3.0 m
8.2.3.7.12	Minimum depth of a <b>landscaped buffer</b> measured from the <b>east lot line</b>		3.0 m
8.2.3.7.13	Minimum depth of a <b>landscaped buffer</b> measured from the <b>west lot line</b>		2.0 m
8.2.3.7.14	Minimum number of <b>parking spaces</b>		82
8.2.3.7.15	Minimum setback of <b>parking areas, driveways, loading spaces,</b> other paved areas and an area used for <b>outdoor storage</b> to a Greenlands Zone		4.5 m

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8.2.3.8	Exception: E2-8	Map # 23, 27, 33	By-law:
In an E2-8 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
8.2.3.8.1	The provisions of Lines 10.0 to 13.0 contained in Table 2.1.2.1.1 of this By-law shall not apply		
8.2.3.8.2	The provisions contained in Sentence 8.1.5.1.1 of this By-law shall not apply		

8.2.3.9	Exception: E2-9	Map # 11	By-law: 0379-2009, 0297-2013
In an E2-9 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Uses Not Permitted</b>			
8.2.3.9.1	<ul style="list-style-type: none"> <li>(1) <b>Transportation Facility</b></li> <li>(2) <b>Truck Terminal</b></li> <li>(3) <b>Waste Processing Station</b></li> <li>(4) <b>Waste Transfer Station</b></li> <li>(5) <b>Composting Facility</b></li> <li>(6) <b>Body-Rub Establishment</b></li> <li>(7) <b>Adult Entertainment Establishment</b></li> <li>(8) <i>deleted</i></li> <li>(9) <b>Motor Vehicle Repair Facility - Restricted</b></li> <li>(10) <b>Motor Vehicle Rental Facility</b></li> <li>(11) <i>deleted</i></li> <li>(12) <i>deleted</i></li> <li>(13) <b>Motor Vehicle Wash Facility - Restricted</b></li> <li>(14) <b>Motor Vehicle Service Station</b></li> <li>(15) <b>Gas Bar</b></li> <li>(16) <b>Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles</b></li> <li>(17) <b>Night Club</b></li> <li>(18) <b>Truck Fuel Dispensing Facility</b></li> </ul>		
<b>Regulations</b>			
8.2.3.9.2	The provisions contained in Subsection 8.1.4 of this By-law shall not apply		
8.2.3.9.3	Maximum <b>floor space index office</b>		0.5

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8.2.3.10	Exception: E2-10	Map # 11	By-law: 0379-2009
<p>In an E2-10 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Uses Not Permitted</b>			
8.2.3.10.1	(1)	<b>Truck Terminal</b>	
	(2)	<b>Waste Processing Station</b>	
	(3)	<b>Waste Transfer Station</b>	
	(4)	<b>Composting Facility</b>	
	(5)	<b>Body-Rub Establishment</b>	
	(6)	<b>Adult Entertainment Establishment</b>	
	(7)	<i>deleted</i>	
	(8)	<b>Motor Vehicle Repair Facility - Restricted</b>	
	(9)	<b>Motor Vehicle Rental Facility</b>	
	(10)	<i>deleted</i>	
	(11)	<b>Motor Vehicle Wash Facility - Restricted</b>	
	(12)	<b>Motor Vehicle Service Station</b>	
	(13)	<b>Gas Bar</b>	
<b>Regulations</b>			
8.2.3.10.2	The provisions contained in Subsections 8.1.4, 8.1.5 and 8.1.6 of this By-law shall not apply		
8.2.3.10.3	Maximum <b>floor space index office</b>		0.5
8.2.3.10.4	Maximum <b>gross floor area - non-residential</b> used for accessory retail sales and accessory retail display		25%
8.2.3.10.5	Minimum <b>front yard</b>		0.25 m
8.2.3.10.6	Minimum easterly side <b>yard</b>		6.0 m
8.2.3.10.7	Minimum westerly side <b>yard</b>		13.5 m

8.2.3.11	Exception: E2-11	Map # 11	By-law: 0308-2011
<p>In an E2-11 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Additional Permitted Uses</b>			
8.2.3.11.1	(1)	Uses Accessory to a Place of Religious Assembly	
	(2)	<b>Private School</b>	
<b>Regulations</b>			
8.2.3.11.2	The provisions contained in Subsections 8.1.5 and 8.1.6 of this By-law shall not apply		
8.2.3.11.3	Maximum <b>floor space index office</b>		0.5
8.2.3.11.4	Maximum <b>gross floor area - non-residential</b>		5 200 m <sup>2</sup>
8.2.3.11.5	Maximum <b>gross floor area - non-residential</b> used for a worship area		616 m <sup>2</sup>
8.2.3.11.6	Minimum <b>parking spaces</b> provided		393
8.2.3.11.7	"Uses Accessory to a Place of Religious Assembly" means an <b>office</b> , travel agency, and funeral preparation room		

**Part 8 - Employment Zones**

8.2.3.12	Exception: E2-12	Map # 11, 27, 45W, 53W	By-law:
In an E2-12 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
8.2.3.12.1	(1) <b>Public School</b> (2) <b>Day Care</b>		
<b>Regulations</b>			
8.2.3.12.2	The provisions of Lines 2.0 to 10.0 contained in Table 2.1.9.1 of this By-law shall apply		
8.2.3.12.3	The provisions contained in Subsections 8.1.5 and 8.1.6 of this By-law shall not apply		
8.2.3.12.4	Maximum <b>floor space index office</b>		0.5
8.2.3.12.5	Minimum depth of a <b>landscaped buffer</b> abutting a G1 zone		7.0 m

8.2.3.13	Exception: E2-13	Map # 27	By-law: <i>deleted by 0111-2019/ LPAT Order 2021 March 09, 0128-2023</i>
In an E2-13 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
8.2.3.13.1	The provisions of Line 2.0 contained in Table 2.1.17.1 of this By-law shall not apply		
8.2.3.13.2	Minimum <b>rear yard</b>		5.5 m
8.2.3.13.3	Minimum depth of a <b>landscaped buffer</b> measured from a <b>lot line</b> where the <b>lot line</b> abuts a Development Zone		0.6 m

**Exception E2-13 continued on next page**

8.2.3.13	Exception: E2-13	Map # 27	By-law: <i>deleted by 0111-2019/ LPAT Order 2021 March 09, 0128-2023</i>
<b>Exception E2-13 continued from previous page</b>			
8.2.3.13.4	Stairs and landings shall be permitted within a required <b>landscaped buffer</b> abutting a southerly <b>lot line</b>		
<b>Holding Provision</b>			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-E2-13 by further amendment to Map 27 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:</p> <ol style="list-style-type: none"> <li>(1) execution of a Development Agreement with Municipal Infrastructure Schedules in a form and on terms satisfactory to The Corporation of the City of Mississauga ("City");</li> <li>(2) receipt of environmental documents, including a reliance letter for the Phase One Environmental Site Assessment, a Storm Sewer Use By-law Acknowledgement form, and a letter certified by a qualified person, stating that the land to be dedicated to the City is environmentally suitable for the proposed <b>use</b> to the satisfaction of the City's Transportation and Works Department;</li> <li>(3) receipt of an updated Environmental Noise Impact Study, including detailed drawings and cross-sections showing the required noise barrier to the satisfaction of the City's Planning and Building Department;</li> <li>(4) receipt of an updated Functional Servicing and Stormwater Management Report, to the satisfaction of the City's Transportation and Works Department;</li> <li>(5) receipt of a satisfactory Draft Reference Plan showing the future right-of-way lands and woodlot to be dedicated to the City's Transportation and Works Department and Community Services Department;</li> <li>(6) gratuitous dedication of the natural heritage feature inclusive of the buffer, and required right-of-ways to the City;</li> <li>(7) receipt of an amended Arborist Report and Tree Protection Plan, to the satisfaction of the City's Community Services Department;</li> <li>(8) receipt of a Restoration Plan to the satisfaction of the City's Community Services Department.</li> </ol>			

**Part 8 - Employment Zones**

8.2.3.14	Exception: E2-14	Map # 17	By-law: 0379-2009, 0055-2015, 0100-2023
<p>In an E2-14 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<p><b>Additional Permitted Use</b></p>			
8.2.3.14.1	(1)	<p><b>Medicinal Product Manufacturing Facility - Restricted</b></p>	
<p><b>Uses Not Permitted</b></p>			
8.2.3.14.2	<p>(1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16)</p>	<p><b>Truck Terminal</b>  <b>Waste Processing Station</b>  <b>Waste Transfer Station</b>  <b>Composting Facility</b>  <b>Body-Rub Establishment</b>  <b>Adult Entertainment Establishment</b>  <b>Night Club</b>  <b>Overnight Accommodation</b>            Conference Centre/Convention Centre  <b>Medicinal Product Manufacturing Facility</b>  <b>Motor Vehicle Repair Facility - Restricted</b>  <b>Motor Vehicle Rental Facility</b>  <b>Motor Vehicle Service Station</b>  <b>Gas Bar</b>  <b>Motor Vehicle Wash Facility - Restricted</b>  <b>Plant-Based Manufacturing Facility</b></p>	
<p><b>Holding Provision</b></p>			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-E2-14 by further amendment to Map 17 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:</p> <p>(1) development will not be permitted on the lands until the long-term care, maintenance, and security of the gas control system for the former North Sheridan Landfill site is established by the Region of Peel;</p> <p>(2) development proposals must demonstrate that they will not interfere with the migration gas control system of the former North Sheridan Landfill site.</p>			

**Part 8 - Employment Zones**

8.2.3.15	Exception: E2-15	Map # 04	By-law: 0396-2009/ OMB Order 2010 May 17, 0297-2013
<p>In an E2-15 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Additional Permitted Use</b>			
8.2.3.15.1	(1)	<b>Garden Centre</b>	
<b>Uses Not Permitted</b>			
8.2.3.15.2	(1)	<b>Transportation Facility</b>	
	(2)	<b>Truck Terminal</b>	
	(3)	<b>Waste Processing Station</b>	
	(4)	<b>Waste Transfer Station</b>	
	(5)	<b>Composting Facility</b>	
	(6)	Contractor Service Shop	
	(7)	<b>Adult Entertainment Establishment</b>	
	(8)	<b>Body-Rub Establishment</b>	
	(9)	<b>Truck Fuel Dispensing Facility</b>	
<b>Regulation</b>			
8.2.3.15.3		<b>Outdoor storage</b> of particulate materials such as but not limited to salt and sand shall be within enclosed containers, a <b>structure</b> with a minimum of three sides and a roof, or otherwise covered	

8.2.3.16	Exception: E2-16	Map # 23	By-law: 0229-2018
<p>In an E2-16 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Uses Not Permitted</b>			
8.2.3.16.1	(1)	<b>Adult Entertainment Establishment</b>	
	(2)	<b>Body-Rub Establishment</b>	
	(3)	<b>Night Club</b>	

**Part 8 - Employment Zones**

8.2.3.17	Exception: E2-17	Map # 44E	By-law: 0379-2009, 0217-2023
In an E2-17 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
8.2.3.17.1	<i>deleted</i>		
<b>Uses Not Permitted</b>			
8.2.3.17.2	(1)	<b>Waste Processing Station</b>	
	(2)	<b>Waste Transfer Station</b>	
	(3)	<b>Composting Facility</b>	
	(4)	<b>Body-Rub Establishment</b>	
	(5)	<b>Day Care</b>	
	(6)	<b>Adult Entertainment Establishment</b>	
	(7)	<b>Adult Video Store</b>	
<b>Regulations</b>			
8.2.3.17.3	<i>deleted</i>		
8.2.3.17.4	Maximum <b>gross floor area - non-residential</b> used for <b>offices</b>		0.5 times the <b>lot area</b>
8.2.3.17.5	Minimum <b>front yard</b>		6.0 m
8.2.3.17.6	Minimum <b>exterior side yard</b>		6.0 m
8.2.3.17.7	Minimum <b>interior side yard</b>		4.5 m
8.2.3.17.8	Minimum setback of a <b>building</b> or <b>structure</b> from the Highway 401 right-of-way		13.7 m
8.2.3.17.9	Minimum setback of a <b>building</b> or <b>structure</b> to McLaughlin Road		7.5 m
8.2.3.17.10	Maximum <b>height</b> of a <b>building</b> or <b>structure</b> used for <b>offices</b>		2 <b>storeys</b>
8.2.3.17.11	Maximum number of courier/messenger service delivery vehicles permitted to be stored outside		10

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8.2.3.18	Exception: E2-18	Map # 14	By-law: 0229-2018
<p>In an E2-18 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Additional Permitted Uses</b>			
8.2.3.18.1	(1)	Asbestos products manufacturing legally <b>existing</b> on the date of passing of this By-law	
	(2)	Cement manufacturing legally <b>existing</b> on the date of passing of this By-law	
	(3)	Gypsum or limestone processing and by-product manufacturing legally <b>existing</b> on the date of passing of this By-law	
	(4)	Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing legally <b>existing</b> on the date of passing of this By-law	
	(5)	Petroleum and coal refining and by-product manufacturing legally <b>existing</b> on the date of passing of this By-law	
	(6)	Phosphate or sulphur products and manufacturing legally <b>existing</b> on the date of passing of this By-law	
	(7)	Smelting or foundry operations legally <b>existing</b> on the date of passing of this By-law	
	(8)	Solvent manufacturing legally <b>existing</b> on the date of passing of this By-law	
	(9)	Tannery legally <b>existing</b> on the date of passing of this By-law	
	(10)	Tar and asphalt manufacturing legally <b>existing</b> on the date of passing of this By-law	
	(11)	<b>Composting facility</b> legally <b>existing</b> on the date of passing of this By-law	
	(12)	Motor vehicle wrecking yard legally <b>existing</b> on the date of passing of this By-law	
<b>Uses Not Permitted</b>			
8.2.3.18.1A	(1)	<b>Truck Terminal</b>	
	(2)	<b>Waste Processing Station</b>	
	(3)	<b>Waste Transfer Station</b>	
	(4)	<b>Composting Facility</b>	
	(5)	<b>Body-Rub Establishment</b>	
	(6)	<b>Adult Entertainment Establishment</b>	
	(7)	<b>Night Club</b>	
	(8)	Asbestos Products Manufacturing	
	(9)	Cement Manufacturing	
	(10)	Gypsum or limestone processing and by-product manufacturing	
	(11)	Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing	
	(12)	Petroleum and coal refining and by-product manufacturing	
	(13)	Phosphate or sulphur products and manufacturing	
	(14)	Smelting or Foundry Operations	
	(15)	Solvent Manufacturing	
	(16)	Tannery	
	(17)	Tar and Asphalt Manufacturing	
	(18)	Motor Vehicle Wrecking Yard	
<b>Regulations</b>			
8.2.3.18.2	Minimum depth of a <b>landscaped buffer</b> abutting a Residential Zone		15.0 m
8.2.3.18.3	Minimum setback of a <b>building</b> or <b>structure</b> to a Residential Zone		25.5 m

**Exception E2-18 continued on next page**

**Part 8 - Employment Zones**

8.2.3.18	Exception: E2-18	Map # 14	By-law: 0229-2018
<b>Exception E2-18 continued from previous page</b>			
8.2.3.18.4	A chain-link fence shall be required along the <b>lot line</b> abutting the Residential Zone		
8.2.3.18.5	Minimum <b>height</b> of a chain-link fence required under Sentence 8.2.3.18.4 of this Exception		1.8 m
8.2.3.18.6	No <b>building</b> or <b>structure</b> shall have doors or windows facing a Residential Zone		

8.2.3.19	Exception: E2-19	Map # 23, 27, 35W, 36E, 44E, 49E, 54W	By-law: 0229-2018, 0067-2019
In an E2-19 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
8.2.3.19.1	(1)	E3 <b>uses</b> contained in Subsection 8.2.1 of this By-law, except: (1.1) <b>Power Generating Facility</b>	
<b>Regulations</b>			
8.2.3.19.2	The provisions contained in Sentence 8.1.5.1.1 of this By-law shall not apply		
8.2.3.19.3	<b>Uses</b> contained in Sentence 8.2.3.19.1 of this Exception and the E2 <b>uses</b> contained in Subsection 8.2.1 of this By-law, shall comply with the E3 zone regulations contained in Subsection 8.2.1 of this By-law		

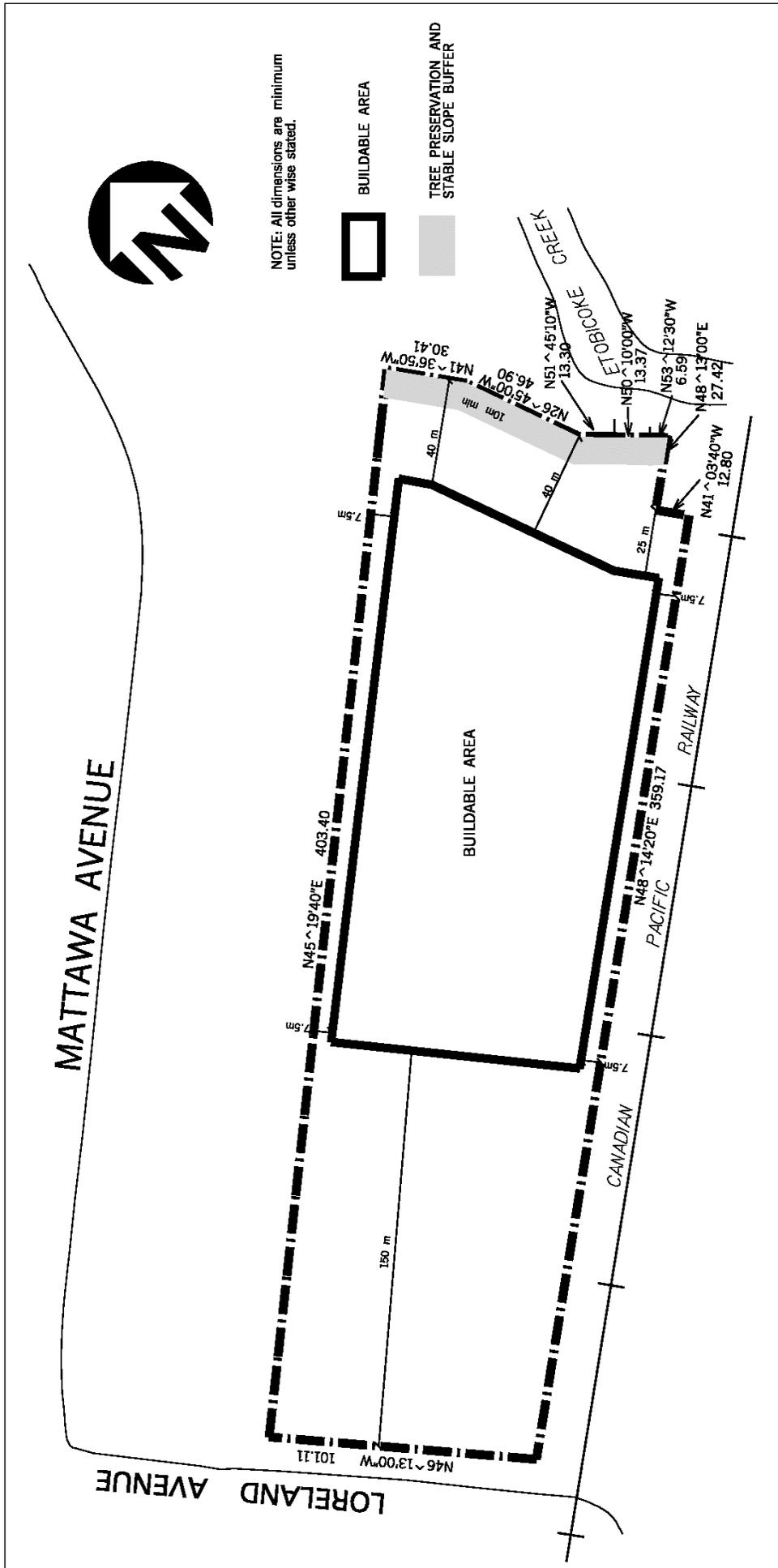
**Part 8 - Employment Zones**

8.2.3.20	Exception: E2-20	Map # 12	By-law: OMB Order 2009 March 17, 0229-2018
<p>In an E2-20 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Additional Permitted Uses</b>			
8.2.3.20.1	(1)	<b>Motor Vehicle Body Repair Facility</b>	
	(2)	Contractor's Yard	
	(3)	<b>Outdoor Storage</b>	
	(4)	<b>Power Generating Facility</b>	
	(5)	Asbestos products manufacturing legally <b>existing</b> on the date of passing of this By-law	
	(6)	Cement manufacturing legally <b>existing</b> on the date of passing of this By-law	
	(7)	Gypsum or limestone processing and by-product manufacturing legally <b>existing</b> on the date of passing of this By-law	
	(8)	Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing legally <b>existing</b> on the date of passing of this By-law	
	(9)	Petroleum and coal refining and by-product manufacturing legally <b>existing</b> on the date of passing of this By-law	
	(10)	Phosphate or sulphur products and manufacturing legally <b>existing</b> on the date of passing of this By-law	
	(11)	Smelting or foundry operations legally <b>existing</b> on the date of passing of this By-law	
	(12)	Solvent manufacturing legally <b>existing</b> on the date of passing of this By-law	
	(13)	Tannery legally <b>existing</b> on the date of passing of this By-law	
	(14)	Tar and asphalt manufacturing legally <b>existing</b> on the date of passing of this By-law	
	(15)	<b>Composting facility</b> legally <b>existing</b> on the date of passing of this By-law	
	(16)	Motor vehicle wrecking yard legally <b>existing</b> on the date of passing of this By-law	
<b>Uses Not Permitted</b>			
8.2.3.20.1A	(1)	Asbestos Products Manufacturing	
	(2)	Cement Manufacturing	
	(3)	Gypsum or limestone processing and by-product manufacturing	
	(4)	Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing	
	(5)	Petroleum and coal refining and by-product manufacturing	
	(6)	Phosphate or sulphur products and manufacturing	
	(7)	Smelting or Foundry Operations	
	(8)	Solvent Manufacturing	
	(9)	Tannery	
	(10)	Tar and Asphalt Manufacturing	
	(11)	<b>Composting Facility</b>	
	(12)	Motor Vehicle Wrecking Yard	
<b>Regulations</b>			
8.2.3.20.2	Maximum percentage of <b>lot area</b> used for <b>outdoor storage</b>		45%
8.2.3.20.3	The area used for <b>outdoor storage</b> shall not be closer to any <b>streetline</b> than the main <b>building</b> or <b>structure</b>		
8.2.3.20.4	Minimum depth of a <b>landscaped buffer</b> abutting Loreland Avenue		6.0 m

**Exception E2-20 continued on next page**

**Part 8 - Employment Zones**

8.2.3.20	Exception: E2-20	Map # 12	By-law: OMB Order 2009 March 17, 0229-2018
<b>Exception E2-20 continued from previous page</b>			
8.2.3.20.5	Minimum <b>rear yard</b> setback from tree preservation and stable slope buffer		7.5 m
8.2.3.20.6	The <b>rear yard</b> setback shall be measured from the western extent of the tree preservation and stable slope buffer		
8.2.3.20.7	Minimum width of the tree preservation and stable slope buffer		10.0 m
8.2.3.20.8	Minimum <b>height</b> of fencing surrounding the area used for <b>outdoor storage</b>		2.9 m
8.2.3.20.9	The fence surrounding the area used for <b>outdoor storage</b> shall not be situated closer to any <b>streetline</b> than any portion of the main <b>building</b> or <b>structure</b> or closer to the rear property line than the required minimum <b>rear yard</b>		
8.2.3.20.10	Maximum <b>height</b> of materials in the area used for <b>outdoor storage</b>		2.9 m
8.2.3.20.11	"Tree Preservation and Stable Slope Buffer" means an area where no <b>building</b> or <b>structure</b> , walk, patio, vehicular <b>driveway</b> or ramp, whether surfaced or not, any curb, retaining wall, <b>motor vehicle</b> parking area or open storage is permitted and where existing vegetation shall not be removed except where dead, hazardous or for <b>conservation uses</b> .		
8.2.3.20.12	All site development plans shall comply with the tree preservation and stable slope buffer identified on Schedule E2-20 of this Exception		
8.2.3.20.13	A <b>power generating facility</b> shall also comply with the following:		
	(1) maximum <b>height</b>		28.0 m
	(2) maximum <b>height</b> of storage tanks		11.0 m
	(3) maximum <b>height</b> of heat recovery steam generator structure		37.0 m
	(4) maximum <b>height</b> of heat recovery steam generator stack and relief valve vent piping		43.0 m
	(5) maximum capacity of all storage tanks, excluding cooling towers		6 500 m <sup>3</sup>
	(6) minimum setback of storage tanks from the northerly <b>interior side lot line</b>		15.0 m
	(7) fuel oil shall not be used for the production of electrical power		
	(8) site development plans for a <b>power generating facility</b> shall comply with Schedule E2-20 of this Exception		
<b>Holding Provision</b>			
Only the following <b>use</b> shall be permitted prior to the removal of the holding symbol H:			
	(1) <b>Power generating facility</b> in which stormwater from all hard surfaced areas shall be harvested and used in conjunction with municipal water for process cooling.		
The holding symbol H is to be removed from the whole or any part of the lands zoned H-E2-20 by further amendment to Map 12 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirement:			
	(1) delivery of executed Servicing and Development Agreements regarding the construction of municipal works to service the site and arrangements for associated land dedications, easements, securities, and, arrangements for the applicable Tree Permit application.		



Schedule E2-20  
Map 12

**Part 8 - Employment Zones**

8.2.3.21	Exception: E2-21	Map # 01	By-law: 0379-2009
<p>In an E2-21 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Uses Not Permitted</b>			
8.2.3.21.1	(1)	<b>Truck Terminal</b>	
	(2)	<b>Waste Processing Station</b>	
	(3)	<b>Waste Transfer Station</b>	
	(4)	<b>Composting Facility</b>	
	(5)	<b>Body-Rub Establishment</b>	
	(6)	<b>Adult Entertainment Establishment</b>	
	(7)	<b>Night Club</b>	
	(8)	<i>deleted</i>	
	(9)	<b>Motor Vehicle Repair Facility - Restricted</b>	
	(10)	<b>Motor Vehicle Rental Facility</b>	
	(11)	<b>Gas Bar</b>	
	(12)	<i>deleted</i>	
	(13)	<b>Motor Vehicle Wash Facility - Restricted</b>	
	(14)	<b>Motor Vehicle Service Station</b>	

8.2.3.22	Exception: E2-22	Map #	By-law: <i>deleted by 0002-2020</i>

8.2.3.23	Exception: E2-23	Map # 52E	By-law: 0379-2009, 0055-2015, 0100-2023
<p>In an E2-23 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Additional Permitted Use</b>			
8.2.3.23.1	(1)	<b>Medicinal Product Manufacturing Facility - Restricted</b>	
<b>Uses Not Permitted</b>			
8.2.3.23.2	(1)	<b>Place of Religious Assembly</b>	
	(2)	<b>Library</b>	
	(3)	<b>Motor Vehicle Repair Facility - Restricted</b>	
	(4)	<b>Overnight Accommodation</b>	
	(5)	<b>Restaurant</b>	
	(6)	<b>Financial Institution</b>	
	(7)	<b>Broadcasting/Communication Facility</b>	
	(8)	<b>Medicinal Product Manufacturing Facility</b>	
	(9)	<b>Plant-Based Manufacturing Facility</b>	

**Exception E2-23 continued on next page**

**Part 8 - Employment Zones**

8.2.3.23	Exception: E2-23	Map # 52E	By-law: 0379-2009, 0055-2015, 0100-2023
<b>Exception E2-23 continued from previous page</b>			
<b>Regulations</b>			
8.2.3.23.3	The provisions contained in Subsections 8.1.5 and 8.1.6 of this By-law shall not apply		
8.2.3.23.4	Minimum setback of all <b>buildings</b> and <b>structures</b> from the <b>lot line</b> abutting a Residential Zone		20.0 m
<b>Holding Provision</b>			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-E2-23 by further amendment to Map 52E of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:</p> <ol style="list-style-type: none"> <li>(1) the <b>stormwater management</b> facility (Part 1, Reference Plan 43R-25114) and storm sewer outlet to Fletcher's Creek shall be constructed and operable to the satisfaction of the City Transportation and Works Department and Credit Valley Conservation;</li> <li>(2) the completion of services (including storm sewers) and registration of Draft Plan of Subdivision T-M95022, Ben-Ted Limited;</li> <li>(3) delivery of an executed Development Agreement in a form satisfactory to The Corporation of the City of Mississauga;</li> <li>(4) satisfactory arrangements being made with the City Transportation and Works Department for establishing a 0.3 m reserve across the Saint Barbara Boulevard frontage of the site.</li> </ol>			

8.2.3.24	Exception: E2-24	Map # 35E, 35W, 36E, 36W, 40W, 43E, 43W, 44E, 44W, 45W, 46E, 51E, 54E, 54W, 58, 59	By-law: 0379-2009, 0177-2018, 0121-2020/ LPAT Order 2021 March 11
In an E2-24 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Uses Not Permitted</b>			
8.2.3.24.1	<ol style="list-style-type: none"> <li>(1) <b>Truck Terminal</b></li> <li>(2) <b>Waste Processing Station</b></li> <li>(3) <b>Waste Transfer Station</b></li> <li>(4) <b>Composting Facility</b></li> <li>(5) <b>Body-Rub Establishment</b></li> <li>(6) <b>Adult Entertainment Establishment</b></li> <li>(7) <b>Night Club</b></li> <li>(8) <i>deleted</i></li> <li>(9) <b>Motor Vehicle Repair Facility - Restricted</b></li> <li>(10) <b>Motor Vehicle Rental Facility</b></li> <li>(11) <b>Gas Bar</b></li> <li>(12) <b>Motor Vehicle Service Station</b></li> <li>(13) <i>deleted</i></li> <li>(14) <b>Motor Vehicle Wash Facility - Restricted</b></li> </ol>		
<b>Regulations</b>			
8.2.3.24.2	The provisions contained in Subsection 8.1.4 of this By-law shall not apply		
8.2.3.24.3	Notwithstanding the provisions contained in Subsection 8.1.5 of this By-law, accessory <b>outdoor storage</b> shall not be permitted in a <b>yard</b> abutting Highway 401, 403 or 410		

**Part 8 - Employment Zones**

8.2.3.25	Exception: E2-25	Map # 54W	By-law:
In an E2-25 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
8.2.3.25.1	(1)	E3 <b>uses</b> contained in Subsection 8.2.1 of this By-law, except: (1.1) <b>Power Generating Facility</b>	
<b>Regulations</b>			
8.2.3.25.2		The provisions contained in Sentence 8.1.5.1.1 of this By-law shall not apply	
8.2.3.25.3		Minimum setback of a <b>building, structure</b> or part thereof, to a gas transmission pipeline easement	10.0 m
8.2.3.25.4		<b>Uses</b> contained in Sentence 8.2.3.25.1 of this Exception and the E2 <b>uses</b> contained in Subsection 8.2.1 of this By-law, shall comply with the E3 zone regulations contained in Subsection 8.2.1 of this By-law	

8.2.3.26	Exception: E2-26	Map # 54E	By-law: 0379-2009
In an E2-26 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Uses Not Permitted</b>			
8.2.3.26.1	(1)	<b>Truck Terminal</b>	
	(2)	<b>Waste Processing Station</b>	
	(3)	<b>Waste Transfer Station</b>	
	(4)	<b>Composting Facility</b>	
	(5)	<b>Body-Rub Establishment</b>	
	(6)	<b>Adult Entertainment Establishment</b>	
	(7)	<b>Night Club</b>	
	(8)	<i>deleted</i>	
	(9)	<b>Motor Vehicle Repair Facility - Restricted</b>	
	(10)	<b>Motor Vehicle Rental Facility</b>	
	(11)	<b>Motor Vehicle Service Station</b>	
	(12)	<i>deleted</i>	
	(13)	<b>Motor Vehicle Wash Facility - Restricted</b>	
	(14)	<b>Gas Bar</b>	
<b>Regulations</b>			
8.2.3.26.2		The provisions contained in Subsection 8.1.4 of this By-law shall not apply	
8.2.3.26.3		Minimum setback of <b>buildings, structures</b> or parts thereof, to Highway 401	13.7 m

**Part 8 - Employment Zones**

8.2.3.27	Exception: E2-27	Map # 22	By-law: 0055-2015, 0100-2023
In an E2-27 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
8.2.3.27.1	(1)	<b>Medicinal Product Manufacturing Facility - Restricted</b>	
<b>Uses Not Permitted</b>			
8.2.3.27.2	(1)	<b>Medicinal Product Manufacturing Facility</b>	
	(2)	<b>Plant-Based Manufacturing Facility</b>	
<b>Regulation</b>			
8.2.3.27.3	The provisions contained in Sentence 8.1.5.1.1 of this By-law shall not apply		

8.2.3.28	Exception: E2-28	Map # 44E	By-law: 0191-2009, 0252-2011, 0297-2013, 0217-2023
In an E2-28 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
8.2.3.28.1	<i>deleted</i>		
<b>Uses Not Permitted</b>			
8.2.3.28.2	(1)	<b>Truck Terminal</b>	
	(2)	<b>Waste Processing Station</b>	
	(3)	<b>Waste Transfer Station</b>	
	(4)	<b>Composting Facility</b>	
	(5)	<b>Body-Rub Establishment</b>	
	(6)	<b>Adult Entertainment Establishment</b>	
	(7)	<b>Night Club</b>	
<b>Regulations</b>			
8.2.3.28.3	The provisions contained in Subsection 8.1.4 of this By-law shall not apply		
8.2.3.28.4	Maximum setback of a <b>building</b> or <b>structure</b> from Derry Road West on a property abutting Derry Road West		16.5 m
8.2.3.28.5	Minimum setback of <b>motor vehicle</b> parking and loading facilities from Derry Road West		16.5 m

**Part 8 - Employment Zones**

8.2.3.29	Exception: E2-29	Map # 45W, 46E	By-law:
In an E2-29 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
8.2.3.29.1	(1)	<b>Outdoor Storage</b>	
<b>Uses Not Permitted</b>			
8.2.3.29.2	(1)	<b>Truck Terminal</b>	
	(2)	<b>Waste Processing Station</b>	
	(3)	<b>Waste Transfer Station</b>	
	(4)	<b>Composting Facility</b>	
	(5)	<b>Body-Rub Establishment</b>	
	(6)	<b>Adult Entertainment Establishment</b>	
	(7)	<b>Night Club</b>	
<b>Regulations</b>			
8.2.3.29.3	The provisions contained in Subsections 8.1.5 and 8.1.6 of this By-law shall not apply		
8.2.3.29.4	The provisions contained in Subsection 8.1.7 of this By-law shall apply		

8.2.3.30	Exception: E2-30	Map # 53W	By-law: 0229-2018
In an E2-30 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
8.2.3.30.1	(1)	<b>Day Care</b>	
<b>Uses Not Permitted</b>			
8.2.3.30.2	(1)	<b>Adult Entertainment Establishment</b>	
	(2)	<b>Body-Rub Establishment</b>	
	(3)	<b>Night Club</b>	
	(4)	<b>Truck Terminal</b>	
	(5)	<b>Waste Processing Station</b>	
	(6)	<b>Waste Transfer Station</b>	
	(7)	<b>Composting Facility</b>	

**Part 8 - Employment Zones**

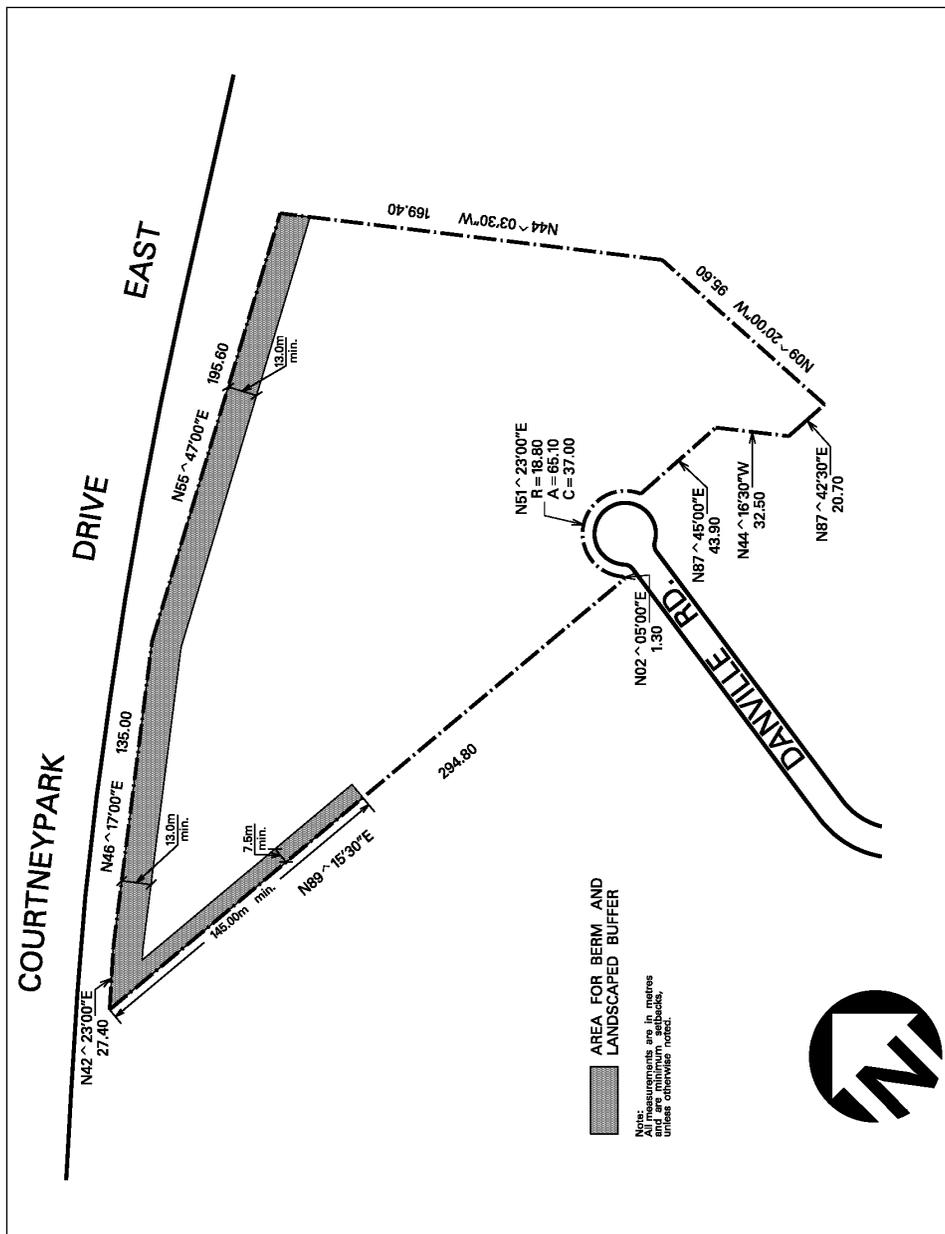
8.2.3.31	Exception: E2-31	Map # 18	By-law: 0097-2016/OMB Order 2016 December 01, 0149-2019
In an E2-31 zone the applicable regulations shall be as specified for an E2 zone except that the following uses/regulations shall apply:			
<b>Permitted Uses</b>			
8.2.3.31.1	Lands zoned E2-31 shall only be used for the following:		
	<ul style="list-style-type: none"> <li>(1) <b>Science and Technology Facility</b></li> <li>(2) <b>Education and Training Facility</b></li> <li>(3) <b>Broadcasting/Communication Facility</b></li> <li>(4) <b>Office</b></li> <li>(5) <b>Pilot Plant</b></li> <li>(6) <b>Prototype Production Facility</b></li> <li>(7) University/College</li> <li>(8) <b>Manufacturing facility</b> legally existing on the date of passing of this By-law</li> <li>(9) <b>Private School</b></li> </ul>		
8.2.3.31.2	A <b>banquet hall/conference centre/convention centre</b> , fitness centre, <b>financial institution, restaurant, take-out restaurant, day care</b> and manufacturing provided that such <b>uses</b> are located within, and form an integral part of, the <b>building</b> used for one or more of the <b>uses</b> in Sentence 8.2.3.31.1 of this Exception		
<b>Regulations</b>			
8.2.3.31.3	Minimum <b>lot area</b>		0.8 ha
8.2.3.31.4	Minimum <b>lot frontage</b>		60.0 m
8.2.3.31.5	Maximum <b>floor space index - non-residential</b> for all <b>uses</b>		0.6
8.2.3.31.6	Maximum <b>floor space index - non-residential</b> for <b>office</b>		0.4
8.2.3.31.7	Maximum percentage <b>gross floor area - non-residential</b> of a <b>building</b> for any <b>uses</b> listed in Sentence 8.2.3.31.2 of this Exception		15%
8.2.3.31.8	Minimum <b>front yard</b>		12.5 m
8.2.3.31.9	Minimum <b>exterior side yard</b>		12.5 m
8.2.3.31.10	Minimum depth of a <b>landscaped buffer</b> measured from any <b>lot line</b>		4.5 m
8.2.3.31.11	Maximum <b>lot coverage</b>		40%
8.2.3.31.12	Minimum of 50% of the <b>front yard</b> shall be <b>landscaped area</b>		

8.2.3.32	Exception: E2-32	Map # 43E	By-law:
In an E2-32 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
8.2.3.32.1	(1) <b>Retail Store</b>		
<b>Regulations</b>			
8.2.3.32.2	Maximum <b>gross floor area - non-residential</b>		7 450 m <sup>2</sup>
8.2.3.32.3	Maximum <b>gross floor area - non-residential</b> used for all <b>retail stores</b>		300 m <sup>2</sup>

Part 8 - Employment Zones

8.2.3.33	Exception: E2-33	Map # 43E	By-law: 0297-2013
In an E2-33 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
8.2.3.33.1	(1)	<b>Convenience retail and service kiosk</b> accessory to a <b>truck fuel dispensing facility</b>	
<b>Regulations</b>			
8.2.3.33.2	Maximum <b>gross floor area - non-residential</b> used for an accessory <b>convenience retail and service kiosk</b>		400 m <sup>2</sup>
8.2.3.33.3	Required parking for a permitted <b>use</b> may be located on lands zoned U-6		

8.2.3.34	Exception: E2-34	Map # 43E	By-law:
In an E2-34 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulation</b>			
8.2.3.34.1	All <b>landscaped buffers</b> shall comply with Schedule E2-34 of this Exception		



Schedule E2-34  
Map 43E

**Part 8 - Employment Zones**

8.2.3.35	Exception: E2-35	Map # 45W	By-law: 0379-2009, 0055-2015, 0100-2023
In an E2-35 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
8.2.3.35.1	(1)	Private Community Centre	
	(2)	<b>Medicinal Product Manufacturing Facility - Restricted</b>	
<b>Uses Not Permitted</b>			
8.2.3.35.2	(1)	<b>Truck Terminal</b>	
	(2)	<b>Waste Processing Station</b>	
	(3)	<b>Waste Transfer Station</b>	
	(4)	<b>Composting Facility</b>	
	(5)	<b>Body-Rub Establishment</b>	
	(6)	<b>Adult Entertainment Establishment</b>	
	(7)	<b>Night Club</b>	
	(8)	<b>Adult Video Store</b>	
	(9)	<b>Medicinal Product Manufacturing Facility</b>	
	(10)	<b>Plant-Based Manufacturing Facility</b>	
<b>Regulation</b>			
8.2.3.35.3	The provisions contained in Subsection 8.1.4 of this By-law shall not apply		

8.2.3.36	Exception: E2-36	Map # 23	By-law:
In an E2-36 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
8.2.3.36.1	(1)	Recycling and processing of concrete and asphalt	
	(2)	E3 <b>uses</b> contained in Subsection 8.2.1 of this By-law, except:	
	(2.1)	<b>Power Generating Facility</b>	
	(2.2)	<b>Composting Facility</b>	
	(2.3)	<b>Waste Transfer Station</b>	
<b>Regulation</b>			
8.2.3.36.2	The provision of Line 11.0 contained in Table 2.1.2.1.1 of this By-law shall not apply		

8.2.3.37	Exception: E2-37	Map # 36E	By-law:
In an E2-37 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
8.2.3.37.1	(1)	<b>Motor vehicle</b> parking facilities associated with the lands zoned OS2-6	

**Part 8 - Employment Zones**

8.2.3.38	Exception: E2-38	Map # 33, 35W, 40W, 41E, 49E	By-law: 0005-2020
<p>In an E2-38 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Uses Not Permitted</b>			
8.2.3.38.1	(1)	<b>Truck Terminal</b>	
	(2)	<b>Waste Processing Station</b>	
	(3)	<b>Waste Transfer Station</b>	
	(4)	<b>Composting Facility</b>	
	(5)	<b>Adult Entertainment Establishment</b>	
	(6)	<b>Body-Rub Establishment</b>	
	(7)	<b>Broadcasting/communication facility</b> including any lands used for a right-of-way	

8.2.3.39	Exception: E2-39	Map # 40W	By-law: 0111-2019/ LPAT Order 2021 March 09
<p>In an E2-39 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Additional Permitted Uses</b>			
8.2.3.39.1	(1)	<b>Service Establishment</b>	
	(2)	Travel Agency	
	(3)	Photography Studio	
<b>Regulations</b>			
8.2.3.39.2	Minimum number of <b>parking spaces</b> per 100 m <sup>2</sup> <b>gross floor area - non-residential</b> used for a <b>motor vehicle rental facility</b>		1.6
8.2.3.39.3	Minimum number of <b>parking spaces</b> per leased vehicle which is stored within a <b>building or structure</b>		1.0
8.2.3.39.4	Tandem parking will be permitted		

8.2.3.40	Exception: E2-40	Map # 26	By-law: 0217-2023
<p>In an E2-40 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Additional Permitted Use</b>			
8.2.3.40.1	<i>deleted</i>		
<b>Uses Not Permitted</b>			
8.2.3.40.2	(1)	Motel	
	(2)	<b>Waste Processing Station</b>	
	(3)	<b>Waste Transfer Station</b>	
	(4)	<b>Composting Facility</b>	

**Part 8 - Employment Zones**

8.2.3.41	Exception: E2-41	Map # 42W	By-law:
In an E2-41 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulation</b>			
8.2.3.41.1	Maximum number of <b>motor vehicles</b> stored outdoors accessory to a truck rental facility		25

8.2.3.42	Exception: E2-42	Map # 35W, 42W, 50E, 50W	By-law:
In an E2-42 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
8.2.3.42.1	Notwithstanding Sentence 8.1.5.1.1 of this By-law, the maximum area permitted to be used for <b>outdoor storage</b>		50% of <b>lot area</b>
8.2.3.42.2	An <b>outdoor storage</b> area shall not be situated closer to any <b>street line</b> than the rear wall of the main <b>building</b> or <b>structure</b>		

8.2.3.43	Exception: E2-43	Map # 42W	By-law:
In an E2-43 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
8.2.3.43.1	(1)	Storage and sale of the following: <ul style="list-style-type: none"> <li>(1.1) <b>Motor vehicle</b> parts and accessories</li> <li>(1.2) Trailer parts</li> <li>(1.3) Tires and accessories</li> <li>(1.4) Construction tools and accessories</li> <li>(1.5) Farm equipment and accessories</li> <li>(1.6) Plumbing supplies</li> <li>(1.7) Electrical supplies</li> <li>(1.8) Building supplies</li> </ul>	
8.2.3.43.2	<b>Uses</b> contained in Sentence 8.2.3.43.1 of this Exception shall only be permitted provided such establishment incorporates the storage and sale of two or more different types of the commodities listed		

8.2.3.44	Exception: E2-44	Map # 50W	By-law:
In an E2-44 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
8.2.3.44.1	The provisions contained in Sentence 8.1.6.1.2 of this By-law shall not apply		
8.2.3.44.2	Minimum setback of <b>outdoor storage</b> from Dixie Road		110.0 m
8.2.3.44.3	Maximum number of trucks or truck trailers, accessory to the sale, leasing, repair and assembly of trucks and trailers permitted to be displayed outside		4

**Part 8 - Employment Zones**

8.2.3.45	Exception: E2-45	Map # 50W	By-law: 0212-2015
In an E2-45 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Uses</b>			
8.2.3.45.1	Lands zoned E2-45 shall only be used for the following:		
	(1)	<b>Gas Bar</b>	
	(2)	<b>Motor Vehicle Service Station</b>	
	(3)	<b>Restaurant</b>	
	(4)	<b>Office</b>	
<b>Use Not Permitted</b>			
8.2.3.45.2	(1)	<b>Outdoor storage of motor vehicles over 5 000 kg gross weight or construction equipment</b>	
<b>Regulations</b>			
8.2.3.45.3	Maximum <b>gross floor area - non-residential</b> used for all <b>restaurants</b>		171 m <sup>2</sup>
8.2.3.45.4	Maximum <b>gross floor area - non-residential</b> used for all <b>offices</b>		130 m <sup>2</sup>

8.2.3.46	Exception: E2-46	Map # 45W	By-law:
In an E2-46 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
8.2.3.46.1	(1)	<b>Motor Vehicle Sales, Leasing and/or Rental Facility - Restricted</b>	
<b>Regulation</b>			
8.2.3.46.2	The provisions contained in Sentence 8.1.5.1.1 of this By-law shall not apply		

8.2.3.47	Exception: E2-47	Map # 46E	By-law:
In an E2-47 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
8.2.3.47.1	(1)	<b>Motor Vehicle Sales, Leasing and/or Rental Facility - Restricted</b>	
	(2)	<b>Motor Vehicle Equipment Outlet</b>	

**Part 8 - Employment Zones**

8.2.3.48	Exception: E2-48	Map # 51W	By-law:
In an E2-48 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
8.2.3.48.1	(1)	<b>Motor Vehicle Sales, Leasing and/or Rental Facility - Restricted</b>	
<b>Uses Not Permitted</b>			
8.2.3.48.2	(1)	<b>Truck Terminal</b>	
	(2)	<b>Waste Processing Station</b>	
	(3)	<b>Waste Transfer Station</b>	
	(4)	<b>Composting Facility</b>	
	(5)	<b>Body-Rub Establishment</b>	
	(6)	<b>Adult Entertainment Establishment</b>	
	(7)	<b>Night Club</b>	
<b>Regulation</b>			
8.2.3.48.3	Minimum depth of a <b>landscaped buffer</b> along the <b>lot line</b> abutting Derry Road East		7.5 m

8.2.3.49	Exception: E2-49	Map # 44W	By-law: 0379-2009, 0297-2013
In an E2-49 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Use</b>			
8.2.3.49.1	Lands zoned E2-49 shall only be used for the following:		
	(1)	<b>Motor Vehicle Sales, Leasing and/or Rental Facility - Restricted</b>	
<b>Regulations</b>			
8.2.3.49.2	Minimum <b>front yard</b>		6.0 m
8.2.3.49.3	Maximum <b>height</b>		11.0 m
8.2.3.49.4	<i>deleted</i>		

8.2.3.50	Exception: E2-50	Map #	By-law: 0191-2009, <i>deleted by 0121-2020/LPAT Order 2021 March 11</i>

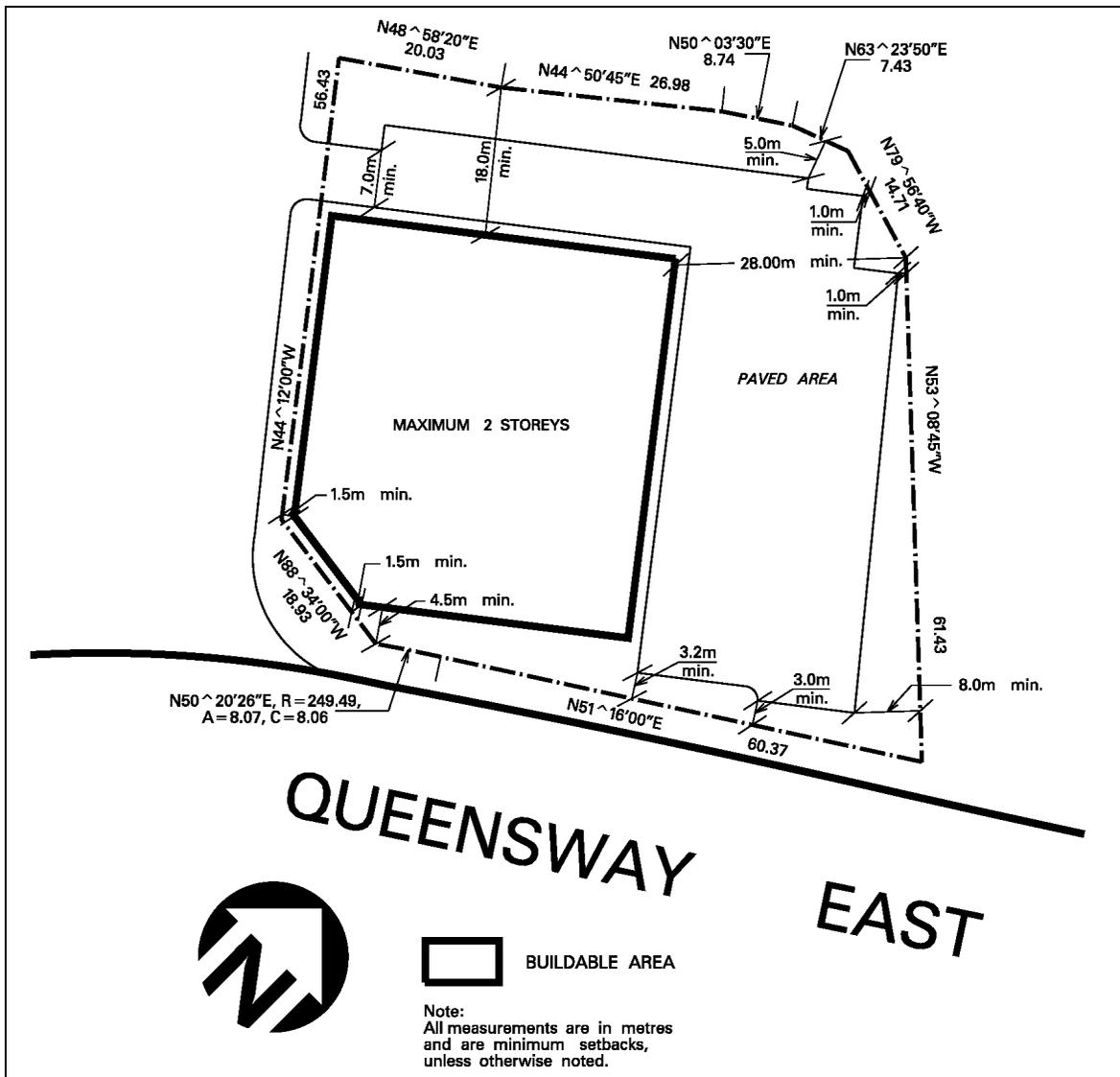
**Part 8 - Employment Zones**

8.2.3.51	Exception: E2-51	Map # 12	By-law: 0379-2009, 0229-2018
<p>In an E2-51 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<p><b>Additional Permitted Uses</b></p>			
8.2.3.51.1	<ol style="list-style-type: none"> <li>(1) <b>Retail Store</b></li> <li>(2) Asbestos products manufacturing legally <b>existing</b> on the date of passing of this By-law</li> <li>(3) Cement manufacturing legally <b>existing</b> on the date of passing of this By-law</li> <li>(4) Gypsum or limestone processing and by-product manufacturing legally <b>existing</b> on the date of passing of this By-law</li> <li>(5) Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing legally <b>existing</b> on the date of passing of this By-law</li> <li>(6) Petroleum and coal refining and by-product manufacturing legally <b>existing</b> on the date of passing of this By-law</li> <li>(7) Phosphate or sulphur products and manufacturing legally <b>existing</b> on the date of passing of this By-law</li> <li>(8) Smelting or foundry operations legally <b>existing</b> on the date of passing of this By-law</li> <li>(9) Solvent manufacturing legally <b>existing</b> on the date of passing of this By-law</li> <li>(10) Tannery legally <b>existing</b> on the date of passing of this By-law</li> <li>(11) Tar and asphalt manufacturing legally <b>existing</b> on the date of passing of this By-law</li> <li>(12) <b>Composting facility</b> legally <b>existing</b> on the date of passing of this By-law</li> <li>(13) Motor vehicle wrecking yard legally <b>existing</b> on the date of passing of this By-law</li> </ol>		
<p><b>Uses Not Permitted</b></p>			
8.2.3.51.2	<ol style="list-style-type: none"> <li>(1) <b>Truck Terminal</b></li> <li>(2) <b>Waste Processing Station</b></li> <li>(3) <b>Waste Transfer Station</b></li> <li>(4) <b>Composting Facility</b></li> <li>(5) <b>Body-Rub Establishment</b></li> <li>(6) <b>Adult Entertainment Establishment</b></li> <li>(7) <b>Motor Vehicle Repair Facility - Restricted</b></li> <li>(8) <b>Motor Vehicle Rental Facility</b></li> <li>(9) <b>Night Club</b></li> <li>(10) Asbestos Products Manufacturing</li> <li>(11) Cement Manufacturing</li> <li>(12) Gypsum or limestone processing and by-product manufacturing</li> <li>(13) Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing</li> <li>(14) Petroleum and coal refining and by-product manufacturing</li> <li>(15) Phosphate or sulphur products and manufacturing</li> <li>(16) Smelting or Foundry Operations</li> <li>(17) Solvent Manufacturing</li> <li>(18) Tannery</li> <li>(19) Tar and Asphalt Manufacturing</li> <li>(20) Motor Vehicle Wrecking Yard</li> </ol>		

**Exception E2-51 continued on next page**

Part 8 - Employment Zones

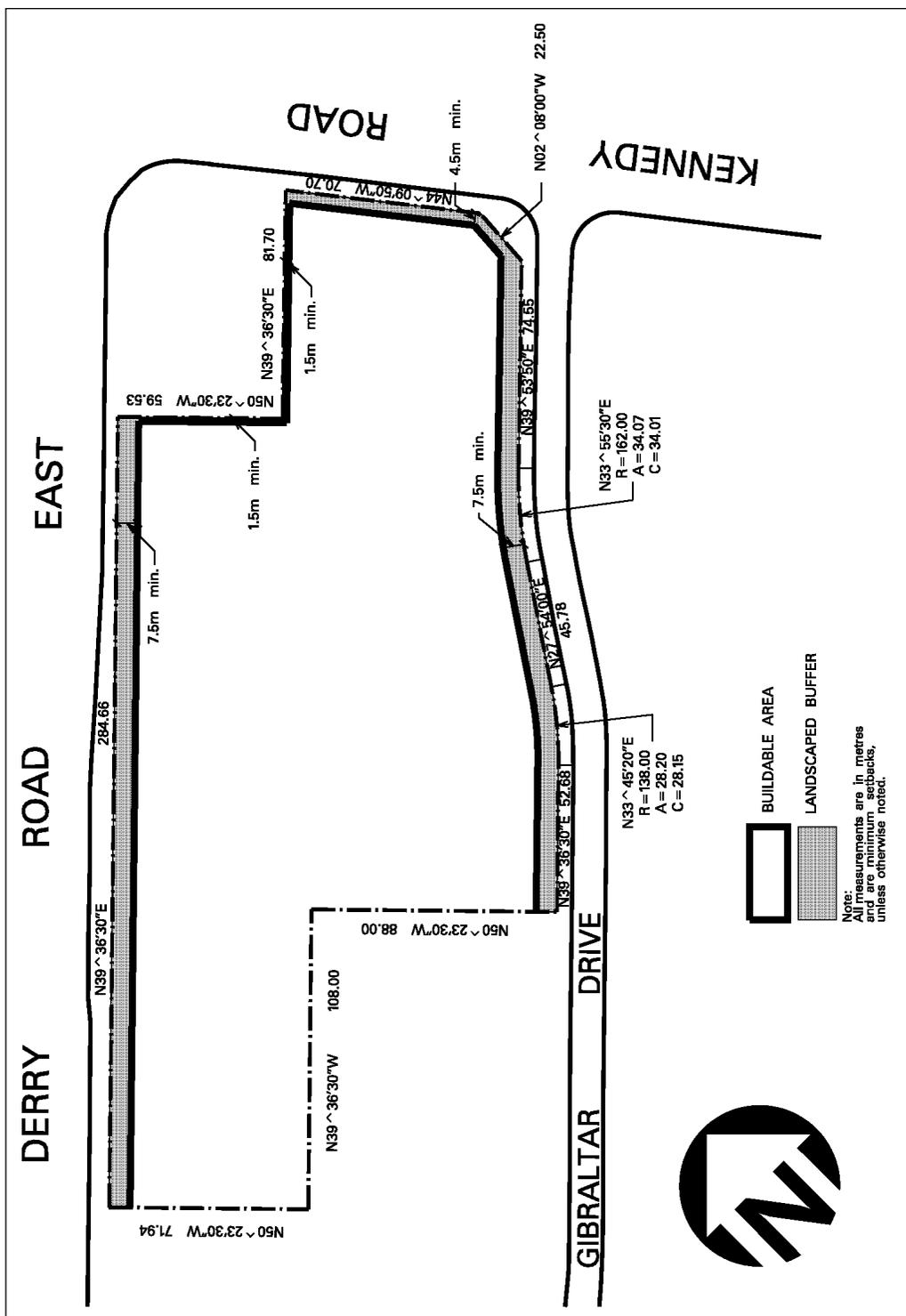
8.2.3.51	Exception: E2-51	Map # 12	By-law: 0379-2009, 0229-2018
<b>Exception E2-51 continued from previous page</b>			
<b>Regulations</b>			
8.2.3.51.3	The provisions contained in Subsection 8.1.4 of this By-law shall not apply		
8.2.3.51.4	Maximum <b>gross floor area - non-residential</b>	2 600 m <sup>2</sup>	
8.2.3.51.5	Maximum <b>gross floor area - non-residential</b> used for all <b>retail stores</b>	1 300 m <sup>2</sup>	
8.2.3.51.6	All site development plans shall comply with Schedule E2-51 of this Exception		



Schedule E2-51  
Map 12

Part 8 - Employment Zones

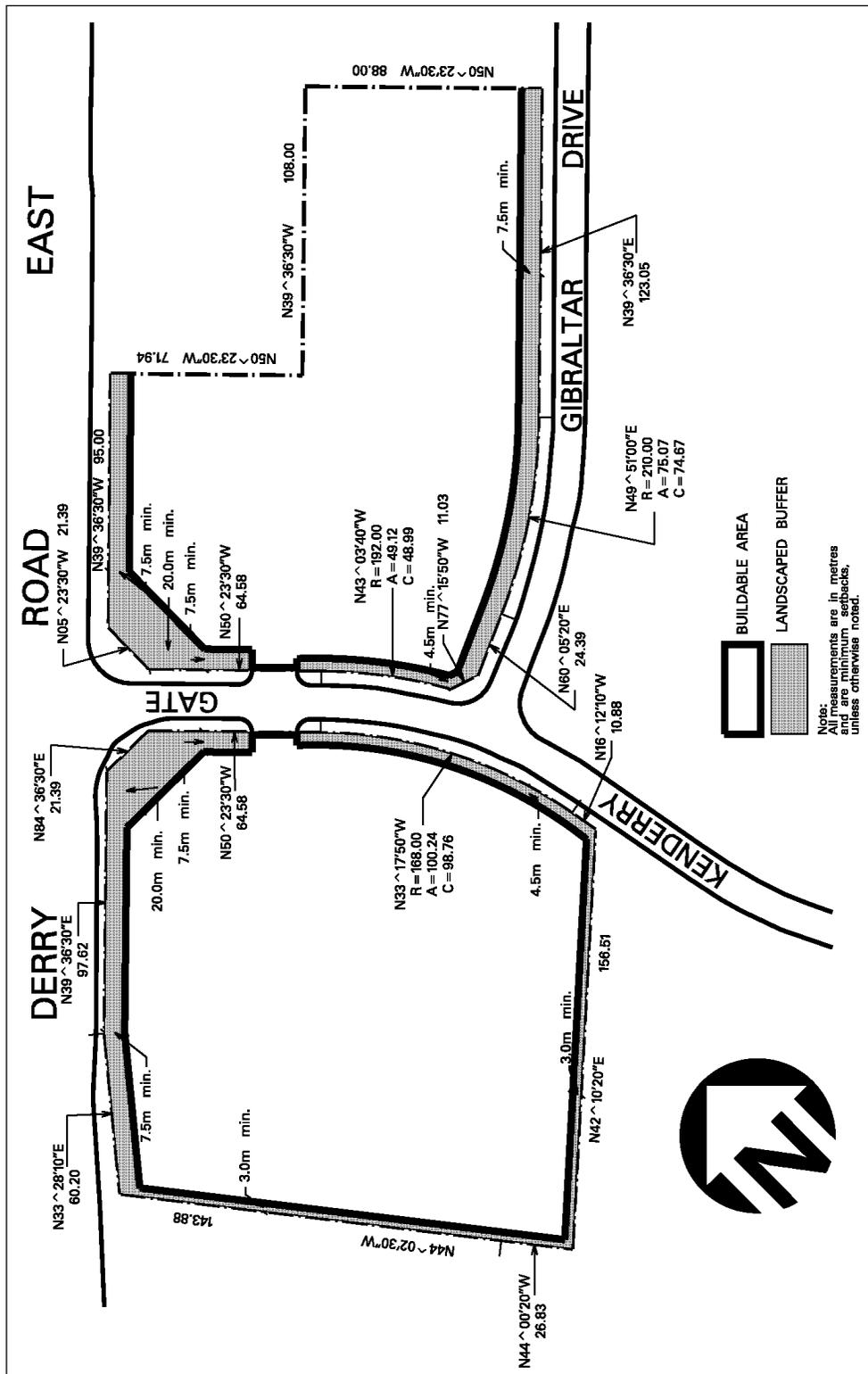
8.2.3.52	Exception: E2-52	Map # 43W	By-law:
In an E2-52 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
8.2.3.52.1	(1)	Repair and service of trucks and truck trailers, including the installation of heating/air conditioning equipment, with temporary <b>outdoor storage</b> of trucks and truck trailers, accessory to the repair and service operation	
<b>Regulations</b>			
8.2.3.52.2	The provisions contained in Sentence 8.1.5.1.1 of this By-law shall not apply		
8.2.3.52.3	Maximum <b>gross floor area - non-residential</b> used for <b>office</b>	0.5 times the <b>lot area</b>	
8.2.3.52.4	All <b>landscaped buffers</b> shall comply with Schedule E2-52 of this Exception		



Schedule E2-52  
Map 43W

Part 8 - Employment Zones

8.2.3.53	Exception: E2-53	Map # 43W	By-law:
<p>In an E2-53 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<p><b>Additional Permitted Use</b></p>			
8.2.3.53.1	(1)	<p>Repair and service of trucks and truck trailers, including the installation of heating/air conditioning equipment, with temporary <b>outdoor storage</b> of trucks and truck trailers, accessory to the repair and service operation</p>	
<p><b>Regulations</b></p>			
8.2.3.53.2	<p>The provisions contained in Sentence 8.1.5.1.1 of this By-law shall not apply</p>		
8.2.3.53.3	<p>All <b>landscaped buffers</b> shall comply with Schedule E2-53 of this Exception</p>		



Schedule E2-53  
Map 43W

**Part 8 - Employment Zones**

8.2.3.54	Exception: E2-54	Map # 44W	By-law: 0379-2009, 0055-2015, 0100-2023
<p>In an E2-54 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Additional Permitted Uses</b>			
8.2.3.54.1	(1)	<b>Motor Vehicle Sales, Leasing and/or Rental Facility - Restricted</b>	
	(2)	<b>Medicinal Product Manufacturing Facility - Restricted</b>	
<b>Uses Not Permitted</b>			
8.2.3.54.2	(1)	<b>Body-Rub Establishment</b>	
	(2)	<b>Adult Video Store</b>	
	(3)	<b>Adult Entertainment Establishment</b>	
	(4)	<b>Night Club</b>	
	(5)	<b>Private Club</b>	
	(6)	<b>Entertainment Establishment</b>	
	(7)	<b>Recreational Establishment</b>	
	(8)	<b>Active Recreational Use</b>	
	(9)	<b>Broadcasting/Communication Facility</b>	
	(10)	<b>Gas Bar</b>	
	(11)	<b>Medicinal Product Manufacturing Facility</b>	
	(12)	<b>Motor Vehicle Rental Facility</b>	
	(13)	<b>Motor Vehicle Repair Facility - Restricted</b>	
	(14)	<b>Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles</b>	
	(15)	<b>Motor Vehicle Service Station</b>	
	(16)	<b>Motor Vehicle Wash Facility - Restricted</b>	
	(17)	<b>Truck Terminal</b>	
	(18)	<b>Waste Processing Station</b>	
	(19)	<b>Waste Transfer Station</b>	
	(20)	<b>Composting Facility</b>	
	(21)	<b>Plant-Based Manufacturing Facility</b>	
<b>Regulations</b>			
8.2.3.54.3	The provisions contained in Subsection 8.1.5 of this By-law shall not apply		
8.2.3.54.4	Minimum <b>front yard</b>		6.0 m
8.2.3.54.5	Minimum <b>exterior side yard</b>		4.5 m

**Part 8 - Employment Zones**

8.2.3.55	Exception: E2-55	Map # 44W	By-law: 0379-2009, 0055-2015, 0100-2023
In an E2-55 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
8.2.3.55.1	(1)	<b>Motor Vehicle Sales, Leasing and/or Rental Facility - Restricted</b>	
	(2)	<b>Medicinal Product Manufacturing Facility - Restricted</b>	
<b>Uses Not Permitted</b>			
8.2.3.55.2	(1)	<b>Restaurant</b>	
	(2)	<b>Convenience Restaurant</b>	
	(3)	<b>Body-Rub Establishment</b>	
	(4)	<b>Adult Video Store</b>	
	(5)	<b>Adult Entertainment Establishment</b>	
	(6)	<b>Night Club</b>	
	(7)	<b>Private Club</b>	
	(8)	<b>Entertainment Establishment</b>	
	(9)	<b>Recreational Establishment</b>	
	(10)	<b>Active Recreational Use</b>	
	(11)	<b>Broadcasting/Communication Facility</b>	
	(12)	<b>Gas Bar</b>	
	(13)	<b>Medicinal Product Manufacturing Facility</b>	
	(14)	<b>Motor Vehicle Rental Facility</b>	
	(15)	<b>Motor Vehicle Repair Facility - Restricted</b>	
	(16)	<b>Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles</b>	
	(17)	<b>Motor Vehicle Service Station</b>	
	(18)	<b>Motor Vehicle Wash Facility - Restricted</b>	
	(19)	<b>Truck Terminal</b>	
	(20)	<b>Waste Processing Station</b>	
	(21)	<b>Waste Transfer Station</b>	
	(22)	<b>Composting Facility</b>	
	(23)	<b>Plant-Based Manufacturing Facility</b>	
<b>Regulations</b>			
8.2.3.55.3	The provisions contained in Subsections 8.1.4 and 8.1.5 of this By-law shall not apply		
8.2.3.55.4	Maximum <b>gross floor area - non-residential</b> used for all <b>offices</b>		11 140 m <sup>2</sup>
8.2.3.55.5	Minimum depth of <b>landscaped buffer</b> along the <b>lot line</b> abutting Ivandale Drive		7.0 m
8.2.3.55.6	The <b>lot line</b> abutting Ivandale Drive shall be deemed to be the <b>front lot line</b>		7.0 m
8.2.3.55.7	Minimum <b>front yard</b>		7.0 m
8.2.3.55.8	Minimum <b>exterior side yard</b>		4.5 m
8.2.3.55.9	Maximum <b>building height</b>		10.7 m

**Part 8 - Employment Zones**

8.2.3.56	Exception: E2-56	Map # 37W	By-law: 0379-2009, 0055-2015, 0100-2023
In an E2-56 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
8.2.3.56.1	(1)	<b>Medicinal Product Manufacturing Facility - Restricted</b>	
<b>Uses Not Permitted</b>			
8.2.3.56.2	(1)	<b>Truck Terminal</b>	
	(2)	<b>Waste Processing Station</b>	
	(3)	<b>Waste Transfer Station</b>	
	(4)	<b>Composting Facility</b>	
	(5)	<b>Body-Rub Establishment</b>	
	(6)	<b>Adult Entertainment Establishment</b>	
	(7)	<b>Night Club</b>	
	(8)	<b>Medicinal Product Manufacturing Facility</b>	
	(9)	<b>Motor Vehicle Repair Facility - Restricted</b>	
	(10)	<b>Motor Vehicle Rental Facility</b>	
	(11)	<b>Gas Bar</b>	
	(12)	<b>Motor Vehicle Service Station</b>	
	(13)	<b>Motor Vehicle Wash Facility - Restricted</b>	
	(14)	<b>Plant-Based Manufacturing Facility</b>	
<b>Regulation</b>			
8.2.3.56.3	Minimum setback where the opposite side of the <b>street</b> is a Residential Zone		30.0 m

**Part 8 - Employment Zones**

8.2.3.57	Exception: E2-57	Map # 06, 07	By-law: 0379-2009, 0055-2015, 0100-2023
<p>In an E2-57 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Additional Permitted Use</b>			
8.2.3.57.1	(1)	<b>Medicinal Product Manufacturing Facility - Restricted</b>	
<b>Uses Not Permitted</b>			
8.2.3.57.2	(1)	<b>Truck Terminal</b>	
	(2)	<b>Waste Processing Station</b>	
	(3)	<b>Waste Transfer Station</b>	
	(4)	<b>Composting Facility</b>	
	(5)	<b>Body-Rub Establishment</b>	
	(6)	<b>Adult Entertainment Establishment</b>	
	(7)	<b>Night Club</b>	
	(8)	<b>Outdoor Storage</b>	
	(9)	<b>Transportation Facility</b>	
	(10)	<b>Broadcasting/Communication Facility</b>	
	(11)	<b>Financial Institution</b>	
	(12)	<b>Restaurant</b>	
	(13)	<b>Convenience Restaurant</b>	
	(14)	<b>Take-out Restaurant</b>	
	(15)	<b>Medicinal Product Manufacturing Facility</b>	
	(16)	<b>Motor Vehicle Repair Facility - Restricted</b>	
	(17)	<b>Motor Vehicle Rental Facility</b>	
	(18)	<b>Gas Bar</b>	
	(19)	<b>Motor Vehicle Service Station</b>	
	(20)	<b>Motor Vehicle Wash Facility - Restricted</b>	
	(21)	<b>Overnight Accommodation</b>	
	(22)	<b>Banquet Hall/Conference Centre/Convention Centre</b>	
	(23)	<b>Entertainment Establishment</b>	
	(24)	<b>Recreational Establishment</b>	
	(25)	Accessory <b>Outdoor Storage</b>	
	(26)	<b>Plant-Based Manufacturing Facility</b>	
<b>Regulation</b>			
8.2.3.57.3	Notwithstanding the provisions contained in Subsection 8.1.5 of this By-law, accessory <b>outdoor storage</b> shall not be permitted		

**Part 8 - Employment Zones**

8.2.3.58	Exception: E2-58	Map # 07, 08	By-law: 0325-2008, 0379-2009, 0297-2013, 0055-2015, 0100-2023
In an E2-58 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
8.2.3.58.1	(1)	<b>Medicinal Product Manufacturing Facility - Restricted</b>	
<b>Uses Not Permitted</b>			
8.2.3.58.2	(1)	<b>Broadcasting/Communication Facility</b>	
	(2)	<b>Transportation Facility</b>	
	(3)	<b>Truck Terminal</b>	
	(4)	<b>Animal Boarding Establishment</b>	
	(5)	<b>Waste Processing Station</b>	
	(6)	<b>Waste Transfer Station</b>	
	(7)	<b>Composting Facility</b>	
	(8)	Self Storage Facility	
	(9)	Propane Storage	
	(10)	<b>Convenience Restaurant</b>	
	(11)	<b>Night Club</b>	
	(12)	<b>Overnight Accommodation</b>	
	(13)	<b>Adult Video Store</b>	
	(14)	<b>Adult Entertainment Establishment</b>	
	(15)	<b>Body-Rub Establishment</b>	
	(16)	<b>Truck Fuel Dispensing Facility</b>	
	(17)	<b>Medicinal Product Manufacturing Facility</b>	
	(18)	<b>Plant-Based Manufacturing Facility</b>	
<b>Regulation</b>			
8.2.3.58.3	The regulations of Line 5.1 contained in Table 8.2.1 of this By-law shall not apply		

8.2.3.59	Exception: E2-59	Map # 27	By-law: 0111-2019/ LPAT Order 2021 March 09, 0217-2023
In an E2-59 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
8.2.3.59.1	(1)	Retail Commercial Uses Accessory to an Office	
	(2)	<i>deleted</i>	
<b>Uses Not Permitted</b>			
8.2.3.59.2	(1)	<b>Adult Entertainment Establishment</b>	
	(2)	<b>Body-Rub Establishment</b>	
	(3)	<b>Adult Video Store</b>	
<b>Regulations</b>			
8.2.3.59.3	Maximum <b>gross floor area - non-residential</b> used for all retail commercial uses accessory to an office	15%	
8.2.3.59.4	All retail commercial uses accessory to an office shall be conducted wholly within a <b>building</b> or <b>structure</b> principally used for an office		
8.2.3.59.5	"Retail Commercial Uses Accessory to an Office" means a <b>retail store, service establishment, veterinary clinic, financial institution and motor vehicle sales, leasing and/or rental facility - restricted</b>		

**Part 8 - Employment Zones**

8.2.3.60	Exception: E2-60	Map # 43W	By-law:
In an E2-60 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses</b> /regulations shall apply:			
<b>Permitted Use</b>			
8.2.3.60.1	Lands zoned E2-60 shall only be used for the following:		
	(1)	Works Yard	

8.2.3.61	Exception: E2-61	Map # 44W	By-law: 0379-2009, 0055-2015, 0100-2023
In an E2-61 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses</b> /regulations shall apply:			
<b>Additional Permitted Uses</b>			
8.2.3.61.1	(1)	<b>Motor Vehicle Sales, Leasing and/or Rental Facility - Restricted</b>	
	(2)	<b>Medicinal Product Manufacturing Facility - Restricted</b>	
<b>Uses Not Permitted</b>			
8.2.3.61.2	(1)	<b>Truck Terminal</b>	
	(2)	<b>Waste Processing Station</b>	
	(3)	<b>Waste Transfer Station</b>	
	(4)	<b>Composting Facility</b>	
	(5)	<b>Body-Rub Establishment</b>	
	(6)	<b>Adult Entertainment Establishment</b>	
	(7)	<b>Night Club</b>	
	(8)	<b>Recreational Establishment</b>	
	(9)	<b>Broadcasting/Communication Facility</b>	
	(10)	<b>Medicinal Product Manufacturing Facility</b>	
	(11)	<b>Motor Vehicle Repair Facility - Restricted</b>	
	(12)	<b>Gas Bar</b>	
	(13)	<b>Motor Vehicle Service Station</b>	
	(14)	<b>Motor Vehicle Wash Facility - Restricted</b>	
	(15)	<b>Plant-Based Manufacturing Facility</b>	
<b>Regulations</b>			
8.2.3.61.3	Minimum depth of a <b>landscaped buffer</b> abutting a Residential Zone		4.5 m
8.2.3.61.4	Minimum depth of a <b>landscaped buffer</b> abutting a Residential Zone for all permitted <b>uses</b> contained in Table 8.2.1 of this By-law		15.0 m
8.2.3.61.5	Minimum setback to Mavis Road		6.0 m
8.2.3.61.6	Minimum setback to a Buffer Zone		6.0 m

**Part 8 - Employment Zones**

8.2.3.62	Exception: E2-62	Map # 12	By-law: 0229-2018
<p>In an E2-62 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Additional Permitted Uses</b>			
8.2.3.62.1	(1)	Food Store	
	(2)	Asbestos products manufacturing legally <b>existing</b> on the date of passing of this By-law	
	(3)	Cement manufacturing legally <b>existing</b> on the date of passing of this By-law	
	(4)	Gypsum or limestone processing and by-product manufacturing legally <b>existing</b> on the date of passing of this By-law	
	(5)	Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing legally <b>existing</b> on the date of passing of this By-law	
	(6)	Petroleum and coal refining and by-product manufacturing legally <b>existing</b> on the date of passing of this By-law	
	(7)	Phosphate or sulphur products and manufacturing legally <b>existing</b> on the date of passing of this By-law	
	(8)	Smelting or foundry operations legally <b>existing</b> on the date of passing of this By-law	
	(9)	Solvent manufacturing legally <b>existing</b> on the date of passing of this By-law	
	(10)	Tannery legally <b>existing</b> on the date of passing of this By-law	
	(11)	Tar and asphalt manufacturing legally <b>existing</b> on the date of passing of this By-law	
	(12)	<b>Composting facility</b> legally <b>existing</b> on the date of passing of this By-law	
	(13)	Motor vehicle wrecking yard legally <b>existing</b> on the date of passing of this By-law	
<b>Uses Not Permitted</b>			
8.2.3.62.1A	(1)	Asbestos Products Manufacturing	
	(2)	Cement Manufacturing	
	(3)	Gypsum or limestone processing and by-product manufacturing	
	(4)	Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing	
	(5)	Petroleum and coal refining and by-product manufacturing	
	(6)	Phosphate or sulphur products and manufacturing	
	(7)	Smelting or Foundry Operations	
	(8)	Solvent Manufacturing	
	(9)	Tannery	
	(10)	Tar and Asphalt Manufacturing	
	(11)	<b>Composting Facility</b>	
	(12)	Motor Vehicle Wrecking Yard	
<b>Regulation</b>			
8.2.3.62.2		Maximum <b>gross floor area - non-residential</b> food store	320 m <sup>2</sup>

**Part 8 - Employment Zones**

8.2.3.63	Exception: E2-63	Map #	By-law: 0191-2009, <i>deleted by 0121-2020/LPAT Order 2021 March 11</i>

8.2.3.64	Exception: E2-64	Map # 27	By-law:
In an E2-64 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
8.2.3.64.1	The <b>lot line</b> abutting Eglinton Avenue East shall be deemed to be the <b>front lot line</b>		
8.2.3.64.2	Minimum <b>front yard</b>		3.0 m
8.2.3.64.3	Minimum <b>exterior side yard</b>		5.0 m
8.2.3.64.4	Minimum <b>interior side yard</b>		5.0 m
8.2.3.64.5	Minimum <b>rear yard</b>		7.5 m
8.2.3.64.6	Minimum setback to a <b>sight triangle</b>		3.0 m

8.2.3.65	Exception: E2-65	Map # 43E	By-law:
In an E2-65 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
8.2.3.65.1	(1) <b>Outdoor storage</b> of trucks or trailers accessory to a <b>warehouse/distribution facility</b>		
	(2) Maintenance of trucks or trailers accessory to a <b>warehouse/distribution facility</b>		
<b>Regulations</b>			
8.2.3.65.2	Maximum <b>gross floor area - non-residential</b> used for accessory truck or trailer maintenance		1 200 m <sup>2</sup>
8.2.3.65.3	Minimum setback of a <b>building</b> or <b>structure</b> used for accessory truck or trailer maintenance to Kennedy Road		400.0 m
8.2.3.65.4	Trucks or trailers stored outside shall be permitted to locate in front of loading bay doors provided that the storage or parking of trucks or trailers does not obstruct any <b>aisle</b> or <b>driveway</b>		

**Part 8 - Employment Zones**

8.2.3.66	Exception: E2-66	Map # 27	By-law: 0174-2017
In an E2-66 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
8.2.3.66.1	(1)	<b>Long-Term Care Building</b>	
	(2)	<b>Retirement Building</b>	

8.2.3.67	Exception: E2-67	Map # 49E	By-law: 0379-2009
In an E2-67 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Uses Not Permitted</b>			
8.2.3.67.1	(1)	<b>Truck Terminal</b>	
	(2)	<b>Waste Processing Station</b>	
	(3)	<b>Waste Transfer Station</b>	
	(4)	<b>Composting Facility</b>	
	(5)	<b>Body-Rub Establishment</b>	
	(6)	<b>Adult Entertainment Establishment</b>	
	(7)	<b>Night Club</b>	
	(8)	Accessory <b>Dwelling Unit</b>	
	(9)	<i>deleted</i>	
	(10)	<b>Motor Vehicle Repair Facility - Restricted</b>	
	(11)	<b>Motor Vehicle Rental Facility</b>	
	(12)	<b>Gas Bar</b>	
	(13)	<b>Motor Vehicle Service Station</b>	
	(14)	<i>deleted</i>	
	(15)	<b>Motor Vehicle Wash Facility - Restricted</b>	
<b>Regulation</b>			
8.2.3.67.2	Minimum setback of <b>outdoor storage</b> to a Residential Zone		30.0 m

8.2.3.68	Exception: E2-68	Map # 33	By-law:
In an E2-68 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Uses Not Permitted</b>			
8.2.3.68.1	(1)	<b>Truck Terminal</b>	
	(2)	<b>Waste Processing Station</b>	
	(3)	<b>Waste Transfer Station</b>	
	(4)	<b>Composting Facility</b>	
	(5)	<b>Body-Rub Establishment</b>	
	(6)	<b>Broadcasting/communication facility</b> including any lands used for a right-of-way	
	(7)	<b>Motor Vehicle Body Repair Facility</b>	
<b>Regulations</b>			
8.2.3.68.2	The regulations of Line 4.0 contained in Table 8.2.1 of this By-law shall not apply		
8.2.3.68.3	Maximum percentage of <b>accessory uses</b> that are <b>retail stores</b>		50%
8.2.3.68.4	Minimum <b>front yard</b>		6.0 m
8.2.3.68.5	Minimum <b>exterior side yard</b>		6.0 m
8.2.3.68.6	Minimum <b>interior side yard</b>		6.0 m
8.2.3.68.7	Minimum <b>rear yard</b>		6.0 m
8.2.3.68.8	Minimum setback of any underground <b>parking structures</b> and associated stairwells, ramps and/or access ramps		1.5 m

**Part 8 - Employment Zones**

8.2.3.69	Exception: E2-69	Map # 49E	By-law:
In an E2-69 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulation</b>			
8.2.3.69.1	Minimum setback to a Greenlands Zone		10.0 m

8.2.3.70	Exception: E2-70	Map # 42E	By-law:
In an E2-70 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Use</b>			
8.2.3.70.1	Lands zoned E2-70 shall only be used for the following:		
	(1) The <b>existing</b> skeet club		
<b>Regulation</b>			
8.2.3.70.2	Enlargement or redevelopment of the <b>existing buildings</b> or <b>structures</b> shall not be permitted		

8.2.3.71	Exception: E2-71	Map # 46E	By-law:
In an E2-71 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Use</b>			
8.2.3.71.1	Lands zoned E2-71 shall only be used for the following:		
	(1) <b>Essential Emergency Service</b>		

8.2.3.72	Exception: E2-72	Map # 50W	By-law:
In an E2-72 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Use</b>			
8.2.3.72.1	Lands zoned E2-72 shall only be used for the following:		
	(1) <b>Place of Religious Assembly</b>		

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8.2.3.73	Exception: E2-73	Map #	By-law: 0191-2009, <i>deleted by 0121-2020/LPAT Order 2021 March 11</i>

8.2.3.74	Exception: E2-74	Map # 54E	By-law: 0325-2008
In an E2-74 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Uses Not Permitted</b>			
8.2.3.74.1	(1)	<b>Truck Terminal</b>	
	(2)	<b>Waste Processing Station</b>	
	(3)	<b>Waste Transfer Station</b>	
	(4)	<b>Composting Facility</b>	
	(5)	<b>Body-Rub Establishment</b>	
	(6)	<b>Adult Entertainment Establishment</b>	
	(7)	<b>Night Club</b>	
<b>Regulations</b>			
8.2.3.74.2	The depth of a <b>landscaped buffer</b> along the <b>front lot line</b> shall be a minimum depth equal to 40% of the <b>front yard</b> setback		
8.2.3.74.3	The <b>lot line</b> abutting Mississauga Road shall be deemed to be the <b>front lot line</b>		
8.2.3.74.4	Minimum setback to Mississauga Road		25.0 m
8.2.3.74.5	A maximum of one <b>aisle</b> accommodating no more than two rows of parking shall be permitted in the <b>front yard</b>		

8.2.3.75	Exception: E2-75	Map # 54W	By-law:
In an E2-75 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Use</b>			
8.2.3.75.1	Lands zoned E2-75 shall only be used for the following:		
	(1)	<b>Pumping Station</b>	

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8.2.3.76	Exception: E2-76	Map # 55	By-law:
In an E2-76 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone			
<b>Holding Provision</b>			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-E2-76 by further amendment to Map 55 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:</p> <ol style="list-style-type: none"> <li>(1) satisfactory arrangements to secure the provision of adequate sanitary sewer, storm sewer and water services with sufficient capacity to service the full development of the site;</li> <li>(2) satisfactory arrangements to secure the provision of adequate access to the site including roads, sidewalks, traffic signals, street lighting and the location of entrances and exits to and from the site, to the satisfaction of the City's Commissioner of Transportation and Works;</li> <li>(3) satisfactory arrangements to secure the provision of hydro-electric power services of sufficient capacity to service the full development of the site, to the satisfaction of Alectra Inc.;</li> <li>(4) payment to the City of all planning, processing and administration fees in relation to the development of the site;</li> <li>(5) payment of all arrears of municipal taxes and local improvement charges for the site; and,</li> <li>(6) payment of all applicable development levies or imposts, if any, required by the City, the Regional Municipality of Peel or Alectra Inc., in accordance with the development levy policies applicable to the site, or the approval of those parties, to the effect that satisfactory arrangements to secure the payment of any such development levies or impacts have been made.</li> </ol>			

8.2.3.77	Exception: E2-77	Map # 45W, 46E	By-law:
In an E2-77 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
8.2.3.77.1	(1)	<b>Retail Store</b>	
	(2)	<b>Garden Centre</b>	
<b>Uses Not Permitted</b>			
8.2.3.77.2	(1)	<b>Truck Terminal</b>	
	(2)	<b>Waste Processing Station</b>	
	(3)	<b>Waste Transfer Station</b>	
	(4)	<b>Composting Facility</b>	
	(5)	<b>Body-Rub Establishment</b>	
	(6)	<b>Adult Entertainment Establishment</b>	
	(7)	<b>Night Club</b>	

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8.2.3.78	Exception: E2-78	Map # 52E	By-law: 0191-2009, 0121-2020/LPAT Order 2021 March 11, 0217-2023
In an E2-78 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Uses</b>			
8.2.3.78.1	Lands zoned E2-78 shall only be used for the following:		
	(1)	E1 <b>uses</b> contained in Subsection 8.2.1 of this By-law	
	(2)	<b>Restaurant</b>	
	(3)	<b>Convenience Restaurant</b>	
	(4)	<i>deleted</i>	
<b>Regulations</b>			
8.2.3.78.2	<b>Uses</b> contained in Sentence 8.2.3.78.1 of this Exception shall comply with the E1 zone regulations contained in Subsection 8.2.1 of this By-law except that:		
	(1)	minimum depth of a <b>landscaped buffer</b> along the <b>lot line</b> of Derrycrest Drive	3.0 m
	(2)	minimum depth of a <b>landscaped buffer</b> along the <b>lot line</b> abutting a D zone	3.0 m
	(3)	maximum number of courier/messenger service delivery vehicles permitted to be stored outside	10
	(4)	<i>deleted</i>	

8.2.3.79	Exception: E2-79	Map # 42E	By-law: 0111-2019/ LPAT Order 2021 March 09, 0217-2023
In an E2-79 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
8.2.3.79.1	(1)	C3 <b>uses</b> contained in Subsection 6.2.1 of this By-law	
	(2)	<i>deleted</i>	
<b>Uses Not Permitted</b>			
8.2.3.79.2	(1)	<b>Body-Rub Establishment</b>	
	(2)	<b>Adult Entertainment Establishment</b>	
	(3)	<b>Adult Video Store</b>	
	(4)	<b>Place of Religious Assembly</b>	
	(5)	<b>Day Care</b>	
	(6)	<b>Private School</b>	
<b>Regulation</b>			
8.2.3.79.3	Maximum percentage of <b>gross floor area - non-residential</b> used for <b>retail stores</b>		50%

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8.2.3.80	Exception: E2-80	Map # 59	By-law:
In an E2-80 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Uses Not Permitted</b>			
8.2.3.80.1	(1) <b>Body-Rub Establishment</b> (2) <b>Adult Entertainment Establishment</b> (3) <b>Night Club</b>		
<b>Regulations</b>			
8.2.3.80.2	Maximum <b>gross floor area - non-residential</b> for <b>offices and medical offices</b>		0.36 times the <b>lot area</b>
8.2.3.80.3	Minimum depth of a <b>landscaped buffer</b> along the <b>lot line</b> abutting Burnhamthorpe Road West		6.0 m
8.2.3.80.4	Minimum depth of a <b>landscaped buffer</b> along the <b>lot line</b> abutting Highway 403		7.5 m
8.2.3.80.5	Minimum depth of a <b>landscaped buffer</b> along the <b>lot line</b> abutting The Collegeway		4.5 m
8.2.3.80.6	Minimum setback of all <b>buildings and structures</b> from the <b>lot line</b> abutting Ridgeway Drive		20.0 m
8.2.3.80.7	Maximum setback of all <b>buildings and structures</b> from the <b>lot line</b> abutting Burnhamthorpe Road West		31.0 m
8.2.3.80.8	Maximum setback of all <b>buildings and structures</b> from the <b>lot line</b> abutting Highway 403		35.0 m
8.2.3.80.9	Maximum setback of all <b>buildings and structures</b> from the <b>lot line</b> abutting The Collegeway		29.0 m
8.2.3.80.10	Minimum setback of all <b>buildings and structures</b> to any <b>sight triangle</b>		0.0 m

8.2.3.81	Exception: E2-81	Map # 59	By-law:
In an E2-81 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
8.2.3.81.1	(1) <b>Motor Vehicle Body Repair Facility</b> (2) Contractor's yard and/or shops including unlimited <b>outdoor storage</b> (3) <b>Outdoor Storage</b>		
<b>Uses Not Permitted</b>			
8.2.3.81.2	(1) <b>Body-Rub Establishment</b> (2) <b>Adult Entertainment Establishment</b> (3) <b>Night Club</b>		
<b>Regulations</b>			
8.2.3.81.3	Maximum <b>gross floor area - non-residential</b> used for <b>offices and medical offices</b>		0.36 times the <b>lot area</b>
8.2.3.81.4	The provisions contained in Sentence 8.1.5.1.1 of this By-law shall not apply		

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8.2.3.82	Exception: E2-82	Map # 40W	By-law: 0190-2014
<p>In an E2-82 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Additional Permitted Uses</b>			
8.2.3.82.1	(1)	Bingo Hall	
	(2)	Retail Store	
	(3)	Exhibition Hall	
<b>Uses Not Permitted</b>			
8.2.3.82.2	(1)	<b>Truck Terminal</b>	
	(2)	<b>Waste Processing Station</b>	
	(3)	<b>Waste Transfer Station</b>	
	(4)	<b>Composting Facility</b>	
	(5)	<b>Body-Rub Establishment</b>	
	(6)	<b>Broadcasting/communication facility</b> including any lands used for a right-of-way	
<b>Regulations</b>			
8.2.3.82.3	Maximum <b>gross floor area - non-residential</b> used for a retail store		215 m <sup>2</sup>
8.2.3.82.4	"Retail Store" means a printing establishment with an accessory post office, mail room and computer services		
8.2.3.82.5	"Exhibition Hall" means a <b>building, structure</b> , or part thereof, used for the temporary exhibition and sale of goods or services		

8.2.3.83	Exception: E2-83	Map # 13	By-law: 0229-2018
<p>In an E2-83 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<p><b>Additional Permitted Uses</b></p>			
8.2.3.83.1	(1)	Warehousing and processing of fruits and/or vegetables as a principal <b>use</b> , with accessory bulk sales of fruits and vegetables, and with accessory sales of wine-making essentials within the <b>building</b> or <b>structure</b> or canopied areas	
	(2)	Asbestos products manufacturing legally <b>existing</b> on the date of passing of this By-law	
	(3)	Cement manufacturing legally <b>existing</b> on the date of passing of this By-law	
	(4)	Gypsum or limestone processing and by-product manufacturing legally <b>existing</b> on the date of passing of this By-law	
	(5)	Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing legally <b>existing</b> on the date of passing of this By-law	
	(6)	Petroleum and coal refining and by-product manufacturing legally <b>existing</b> on the date of passing of this By-law	
	(7)	Phosphate or sulphur products and manufacturing legally <b>existing</b> on the date of passing of this By-law	
	(8)	Smelting or foundry operations legally <b>existing</b> on the date of passing of this By-law	
	(9)	Solvent manufacturing legally <b>existing</b> on the date of passing of this By-law	
	(10)	Tannery legally <b>existing</b> on the date of passing of this By-law	
	(11)	Tar and asphalt manufacturing legally <b>existing</b> on the date of passing of this By-law	
	(12)	<b>Composting facility</b> legally <b>existing</b> on the date of passing of this By-law	
	(13)	Motor vehicle wrecking yard legally <b>existing</b> on the date of passing of this By-law	
<p><b>Uses Not Permitted</b></p>			
8.2.3.83.1A	(1)	Asbestos Products Manufacturing	
	(2)	Cement Manufacturing	
	(3)	Gypsum or limestone processing and by-product manufacturing	
	(4)	Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing	
	(5)	Petroleum and coal refining and by-product manufacturing	
	(6)	Phosphate or sulphur products and manufacturing	
	(7)	Smelting or Foundry Operations	
	(8)	Solvent Manufacturing	
	(9)	Tannery	
	(10)	Tar and Asphalt Manufacturing	
	(11)	<b>Composting Facility</b>	
	(12)	Motor Vehicle Wrecking Yard	

**Exception E2-83 continued on next page**

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8.2.3.83	Exception: E2-83	Map # 13	By-law: 0229-2018
<b>Exception E2-83 continued from previous page</b>			
<b>Regulations</b>			
8.2.3.83.2	Maximum <b>gross floor area - non-residential</b> used for the <b>uses</b> contained in Sentence 8.2.3.83.1 of this Exception		1 260 m <sup>2</sup>
8.2.3.83.3	<b>Motor vehicle</b> parking and loading shall be provided in accordance with Part 3 of this By-law, at the <b>industrial/manufacturing facility</b> (single-occupancy <b>building</b> ) rate for the <b>uses</b> contained in Sentence 8.2.3.83.1 of this Exception		
8.2.3.83.4	"Accessory Bulk Sales of Fruits and Vegetables" means retail sales of unpackaged fruits and vegetables, either in processed or non-processed form, in quantities either in boxes, crates, bins or other containers		

8.2.3.84	Exception: E2-84	Map # 35W	By-law: 0379-2009
In an E2-84 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
8.2.3.84.1	Minimum <b>lot frontage - corner lot</b> used for a <b>motor vehicle wash facility - restricted</b>		70.0 m
8.2.3.84.2	Minimum <b>lot frontage - interior lot</b> used for a or <b>motor vehicle wash facility - restricted</b>		60.0 m
8.2.3.84.3	Maximum <b>gross floor area - non-residential</b> used for a <b>convenience retail and service kiosk</b>		340 m <sup>2</sup>
8.2.3.84.4	Maximum <b>gross floor area - non-residential</b> used for an accessory <b>take-out restaurant</b>		70 m <sup>2</sup>
8.2.3.84.5	Maximum number of <b>convenience retail and service kiosks</b> on all lands zoned E2-84		1
8.2.3.84.6	The <b>lot line</b> abutting Britannia Road East shall be deemed to be the <b>front lot line</b>		
8.2.3.84.7	Minimum <b>front yard</b>		16.0 m
8.2.3.84.8	Minimum <b>exterior side yard</b>		7.5 m
8.2.3.84.9	Minimum <b>interior side yard</b>		5.0 m
8.2.3.84.10	Minimum <b>rear yard</b>		10.5 m

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8.2.3.85	Exception: E2-85	Map # 50W	By-law:
In an E2-85 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
8.2.3.85.1	(1)	Accessory commercial <b>building</b> which includes an automatic banking machine, <b>restaurant</b> , laundromat, showers for use of cardlock fuel dispensing customers only and convenience store	
<b>Regulations</b>			
8.2.3.85.2		Maximum <b>gross floor area - non-residential</b> for an accessory commercial <b>building</b>	375 m <sup>2</sup>
8.2.3.85.3		Minimum depth of a <b>landscaped buffer</b> along the entire length of the <b>lot lines</b> abutting Dixie Road and the northern property line	6.0 m
8.2.3.85.4		Minimum setback of an accessory commercial <b>building</b> to Dixie Road	6.0 m
8.2.3.85.5		Minimum setback of an accessory commercial <b>building</b> to Drew Road	5.0 m
8.2.3.85.6		Maximum setback of an accessory commercial <b>building</b> to Dixie Road and Drew Road	11.0 m
8.2.3.85.7		No <b>buildings</b> or <b>structures</b> shall be situated closer than 19.0 m to the <b>rear lot line</b> or 80.0 m to the <b>interior</b> or <b>exterior side lot lines</b>	
8.2.3.85.8		<b>Driveways, parking spaces, aisles</b> or loading areas shall not be located between any <b>building</b> or <b>structure</b> and the Dixie Road and Drew Road <b>lot lines</b>	
8.2.3.85.9		Minimum number of <b>parking spaces</b> per 100 m <sup>2</sup> <b>gross floor area - non-residential</b> used for an accessory commercial <b>building</b>	5.4

8.2.3.86	Exception: E2-86	Map # 27	By-law: 0229-2012
In an E2-86 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Uses</b>			
8.2.3.86.1		Lands zoned E2-86 shall only be used for the following:	
	(1)	<b>Restaurant</b>	
	(2)	<b>Convenience Restaurant</b>	
	(3)	<b>Take-out Restaurant</b>	
<b>Regulations</b>			
8.2.3.86.2		The regulations contained in Subsection 3.1.5 of this By-law shall not apply	
8.2.3.86.3		Minimum number of stacking lane <b>parking spaces</b>	12
8.2.3.86.4		Minimum distance between the last required stacking lane <b>parking space</b> and the closest entry <b>driveway</b>	16.0 m
8.2.3.86.5		Minimum width of the <b>stacking lane</b>	4.0 m
8.2.3.86.6		Minimum centreline radius of the <b>stacking lane</b>	6.5 m on any curve

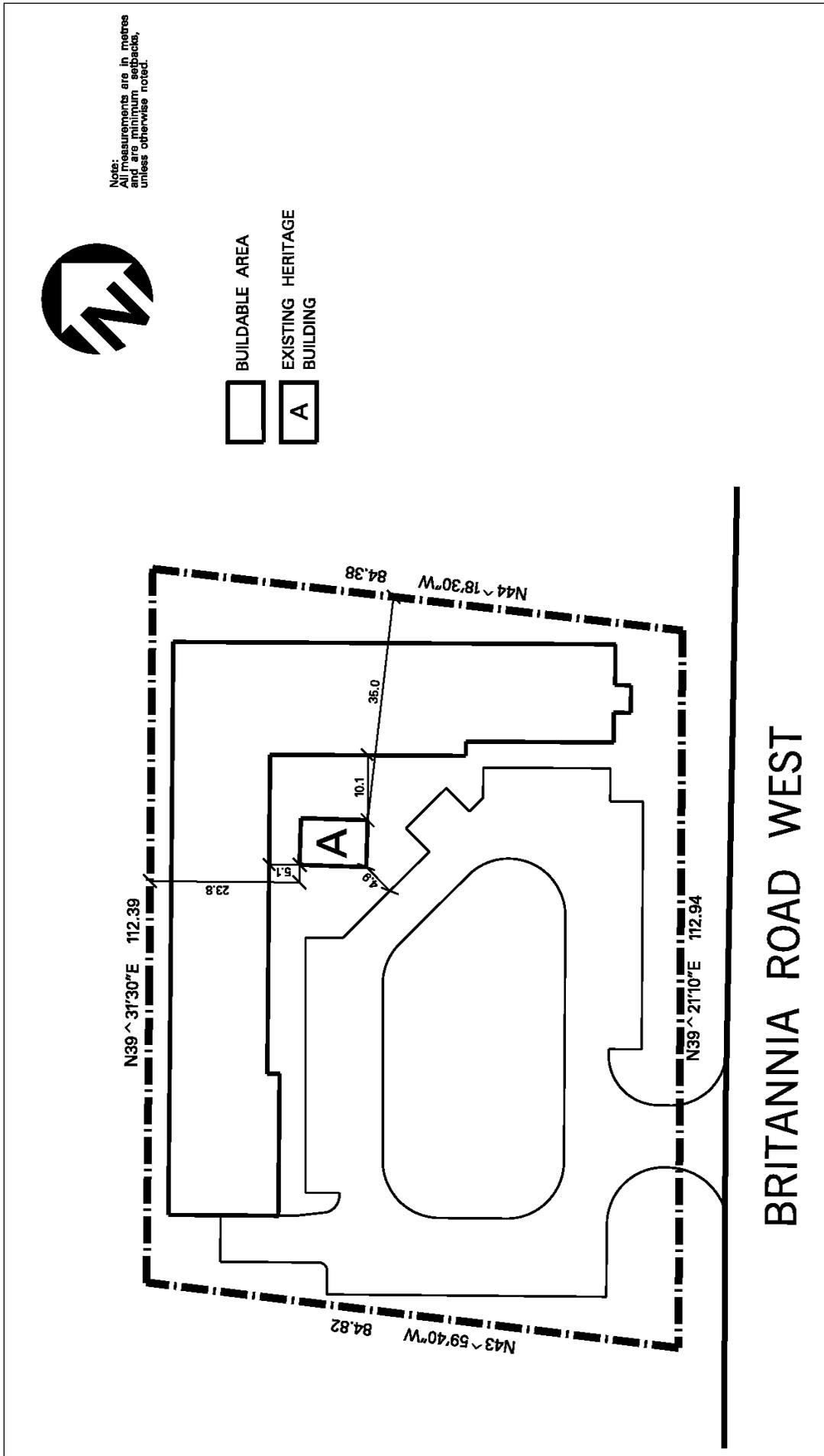
**Part 8 - Employment Zones**

8.2.3.87	Exception: E2-87	Map # 23, 49W	By-law:
<p>In an E2-87 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Additional Permitted Uses</b>			
8.2.3.87.1	(1) <b>Salvage Yard</b>		
	(2) E3 <b>uses</b> contained in Subsection 8.2.1 of this By-law, except:		
	(2.1) <b>Power Generating Facility</b>		
<b>Regulations</b>			
8.2.3.87.2	The provisions contained in Sentence 8.1.5.1.1 of this By-law shall not apply		
8.2.3.87.3	A <b>salvage yard</b> operation shall be conducted within an enclosed <b>building</b> or <b>structure</b> or within an area surrounded by a rigid fence		
8.2.3.87.4	Storage of materials outside within enclosed containers will not be permitted		
8.2.3.87.5	Minimum <b>height</b> of fence		1.8 m
8.2.3.87.6	Maximum <b>height</b> of scrap metal and salvage stored on site		6.0 m
8.2.3.87.7	<b>Uses</b> contained in Sentence 8.2.3.87.1 of this Exception and the E2 <b>uses</b> contained in Subsection 8.2.1 of this By-law, shall comply with the E3 zone regulations contained in Subsection 8.2.1 of this By-law		

8.2.3.88	Exception: E2-88	Map # 35E	By-law: 0325-2008
<p>In an E2-88 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Use Not Permitted</b>			
8.2.3.88.1	(1) Motel		
<b>Regulation</b>			
8.2.3.88.2	For the purposes of this By-law, all lands zoned E2-88 shall be considered one <b>lot</b>		

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8.2.3.89	Exception: E2-89	Map # 46E	By-law: 0065-2010, 0297-2013, 0111-2019/ LPAT Order 2021 March 09
<p>In an E2-89 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Additional Permitted Uses</b>			
8.2.3.89.1	(1) <b>Retail Store</b> (2) <b>Service Establishment</b> (3) <b>Motor vehicle sales, leasing and/or rental facility - restricted</b> excluding an accessory <b>motor vehicle body repair facility</b>		
<b>Uses Not Permitted</b>			
8.2.3.89.2	(1) <b>Transportation Facility</b> (2) <b>Truck Terminal</b> (3) <b>Waste Processing Station</b> (4) <b>Waste Transfer Station</b> (5) <b>Composting Facility</b> (6) Contractor Service Shop (7) <b>Adult Video Store</b> (8) <b>Adult Entertainment Establishment</b> (9) <b>Animal Boarding Establishment</b> (10) <b>Body-Rub Establishment</b> (11) <b>Truck Fuel Dispensing Facility</b> (12) <b>Night Club</b> (13) <b>Private Club</b> (14) <b>Parking Lot</b> (15) Courier/Messenger Service		
<b>Regulations</b>			
8.2.3.89.3	Maximum <b>gross floor area - non-residential</b>		2 841 m <sup>2</sup>
8.2.3.89.4	Maximum <b>gross floor area - non-residential</b> used for a <b>retail store</b> , a <b>service establishment</b> , or any combination thereof		995 m <sup>2</sup>
8.2.3.89.5	Minimum <b>interior side yard</b>		3.18 m
8.2.3.89.6	Minimum <b>rear yard</b>		3.15 m
8.2.3.89.7	In addition to the regulation of Line 24.0 contained in Table 3.1.2.2 of this By-law, parking for a <b>retail store</b> , a <b>service establishment</b> , or any combination thereof will be provided in accordance with the applicable regulations contained in Table 3.1.2.2 of this By-law		
8.2.3.89.8	Enlargement of the <b>existing</b> Heritage Building identified as 'A' on Schedule E2-89 of this Exception shall not be permitted		
8.2.3.89.9	All site development plans shall comply with Schedule E2-89 of this Exception		



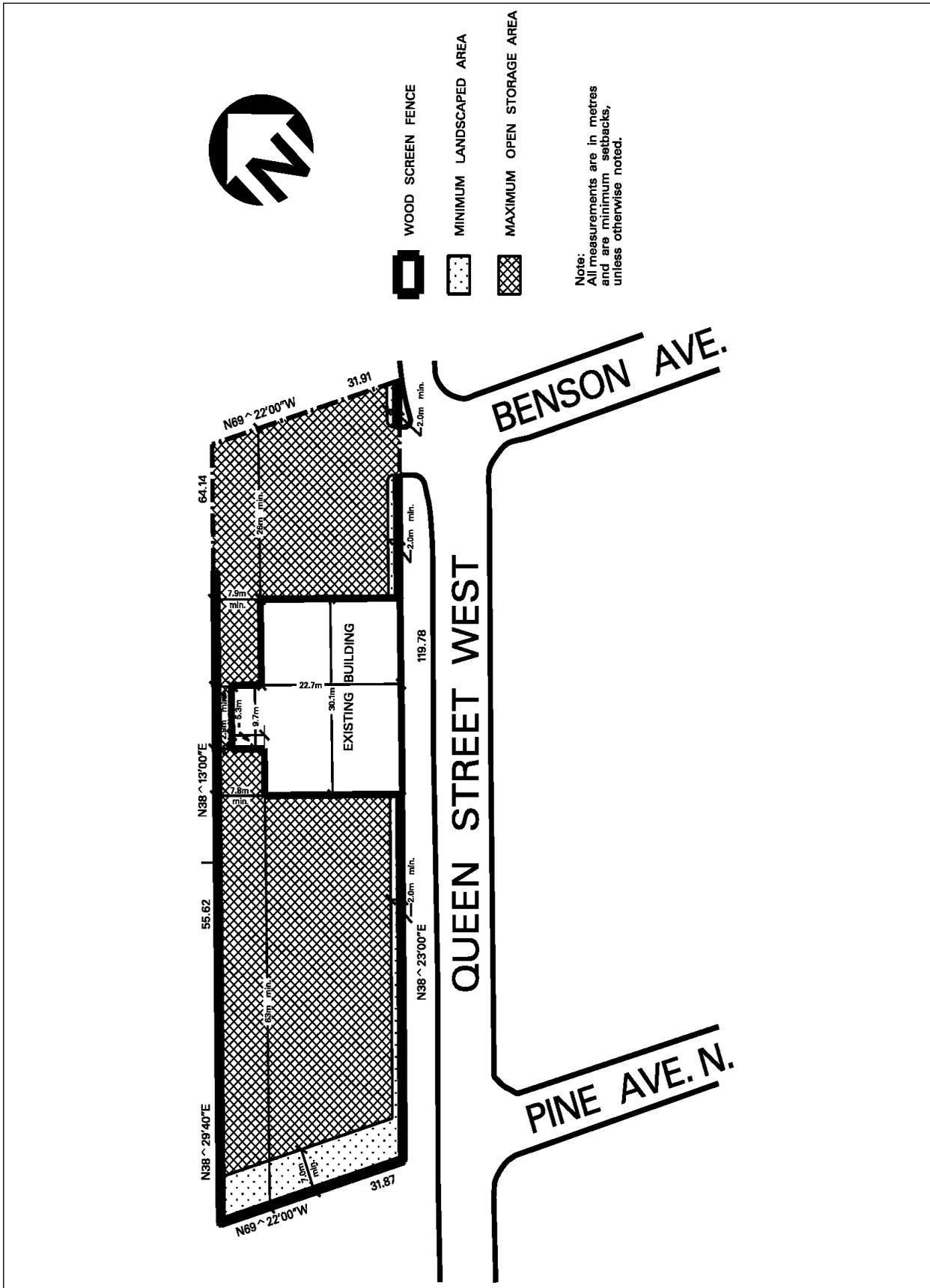
Schedule E2-89  
Map 46E

**Part 8 - Employment Zones**

8.2.3.90	Exception: E2-90	Map # 49W	By-law: 0212-2015, 0217-2023
In an E2-90 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
8.2.3.90.1	<i>deleted</i>		
<b>Regulations</b>			
8.2.3.90.2	Maximum <b>gross floor area - non-residential</b> used for all <b>restaurants, take-out restaurants and convenience restaurants</b>		230 m <sup>2</sup>
8.2.3.90.3	Maximum area used for an outdoor patio accessory to a <b>convenience restaurant</b> , shall not exceed 20% of the <b>gross floor area</b> of the <b>convenience restaurant</b>		
8.2.3.90.4	Maximum percentage of <b>gross floor area - non-residential</b> used for the retail sale of motor vehicle parts within a warehouse used for the distribution of motor vehicle parts		40%

8.2.3.91	Exception: E2-91	Map # 23, 27	By-law:
In an E2-91 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
8.2.3.91.1	(1)	<b>Garden Centre</b>	
<b>Uses Not Permitted</b>			
8.2.3.91.2	(1)	<b>Adult Entertainment Establishment</b>	
	(2)	<b>Body-Rub Establishment</b>	
	(3)	<b>Night Club</b>	

8.2.3.92	Exception: E2-92	Map # 08	By-law:
In an E2-92 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Use</b>			
8.2.3.92.1	Lands zoned E2-92 shall only be used for the following:		
	(1)	<b>Building Restoration Operation</b>	
<b>Regulations</b>			
8.2.3.92.2	Maximum <b>gross floor area - non-residential</b> used for a building restoration operation		790 m <sup>2</sup>
8.2.3.92.3	Maximum <b>height</b>		6.0 m
8.2.3.92.4	Maximum <b>height</b> of all materials stored on site		1.8 m
8.2.3.92.5	Minimum <b>height</b> of fence		1.8 m
8.2.3.92.6	Required <b>parking spaces</b>		13
8.2.3.92.7	Required <b>loading spaces</b>		1
8.2.3.92.8	"Building Restoration Operation" means lands, <b>buildings</b> and <b>structures</b> used for the storage and maintenance of equipment and materials used in the restoration and reconstruction of industrial and commercial <b>buildings</b> , masonry cleaning and repair and fire damage restoration, but may include warehousing, open storage and accessory <b>offices</b>		
8.2.3.92.9	All site development plans shall comply with Schedule E2-92 of this Exception		



Schedule E2-92  
 Map 08

**Part 8 - Employment Zones**

8.2.3.93	Exception: E2-93	Map # 59	By-law:
In an E2-93 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Uses</b>			
8.2.3.93.1	Lands zoned E2-93 shall only be used for the following:		
	(1)	<b>Active Recreational Use</b>	
	(2)	<b>Cemetery</b>	
<b>Regulation</b>			
8.2.3.93.2	A <b>cemetery</b> shall comply with the OS3 zone regulations contained in Subsection 9.2.1 of this By-law		

8.2.3.94	Exception: E2-94	Map # 45W	By-law:
In an E2-94 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
8.2.3.94.1	(1)	<b>Private School</b>	
<b>Regulation</b>			
8.2.3.94.2	Maximum number of classrooms in a <b>private school</b>		4

8.2.3.95	Exception: E2-95	Map # 52E	By-law:
In an E2-95 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Use</b>			
8.2.3.95.1	Lands zoned E2-95 shall only be used for the following:		
	(1)	<b>Office</b>	

8.2.3.96	Exception: E2-96	Map # 36W	By-law: 0379-2009
In an E2-96 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
8.2.3.96.1	(1)	E3 <b>uses</b> contained in Subsection 8.2.1 of this By-law, except:	
		(1.1)	<b>Power Generating Facility</b>
		(1.2)	<b>Motor Vehicle Body Repair Facility</b>
		(1.3)	<b>Motor Vehicle Body Repair Facility - Commercial Motor Vehicle</b>
<b>Regulations</b>			
8.2.3.96.2	The provisions contained in Sentence 8.1.5.1.1 of this By-law shall not apply		
8.2.3.96.3	<b>Uses</b> contained in Sentence 8.2.3.96.1 of this Exception and the E2 <b>uses</b> contained in Subsection 8.2.1 of this By-law, shall comply with the E3 zone regulations contained in Subsection 8.2.1 of this By-law		

**Part 8 - Employment Zones**

8.2.3.97	Exception: E2-97	Map # 27	By-law: 0358-2007
In an E2-97 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
8.2.3.97.1	(1)	<b>Vehicle Pound Facility</b>	
<b>Regulations</b>			
8.2.3.97.2	A <b>vehicle pound facility</b> shall comply with the E3 zone regulations contained in Subsections 8.1.7 and 8.2.1 of this By-law		
8.2.3.97.3	A fence having a minimum <b>height</b> of 1.8 m shall be required around the perimeter of the area to be used for <b>outdoor storage</b> for a <b>vehicle pound facility</b> , but in no event shall the fence be situated closer to any <b>street line</b> than any portion of the main <b>building</b>		

8.2.3.98	Exception: E2-98	Map # 46E	By-law: 0364-2007, 0379-2009, 0217-2023
In an E2-98 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
8.2.3.98.1	<i>deleted</i>		
<b>Uses Not Permitted</b>			
8.2.3.98.2	(1)	<b>Adult Video Store</b>	
	(2)	<b>Adult Entertainment Establishment</b>	
	(3)	<b>Body-Rub Establishment</b>	
	(4)	<i>deleted</i>	
	(5)	<b>Motor Vehicle Repair Facility - Restricted</b>	
	(6)	<b>Broadcasting/Communication Facility</b>	
	(7)	Radio and Television Transmission Tower	
<b>Regulations</b>			
8.2.3.98.3	The regulations of Line 5.1 contained in Table 8.2.1 of this By-law shall not apply		
8.2.3.98.4	Minimum depth of a <b>landscaped buffer</b> along the <b>lot line</b> abutting Britannia Road West		15.0 m
8.2.3.98.5	Minimum depth of a <b>landscaped buffer</b> along the <b>lot line</b> abutting Millcreek Drive		4.5 m
8.2.3.98.6	Minimum depth of a <b>landscaped buffer</b> along the <b>lot line</b> abutting any other <b>street</b>		3.0 m
8.2.3.98.7	Minimum setback of any area used for <b>outdoor storage</b> to Britannia Road West, for lands east of Millcreek Drive		100.0 m
8.2.3.98.8	Minimum setback of a <b>loading space</b> to Britannia Road West, for lands east of Millcreek Drive		50.0 m

**Part 8 - Employment Zones**

8.2.3.99	Exception: E2-99	Map # 46E	By-law: 0364-2007, 0379-2009, 0217-2023
In an E2-99 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
8.2.3.99.1	<i>deleted</i>		
<b>Uses Not Permitted</b>			
8.2.3.99.2	(1)	<b>Adult Video Store</b>	
	(2)	<b>Adult Entertainment Establishment</b>	
	(3)	<b>Body-Rub Establishment</b>	
	(4)	<i>deleted</i>	
	(5)	<b>Motor Vehicle Repair Facility - Restricted</b>	
	(6)	<b>Broadcasting/Communication Facility</b>	
	(7)	Radio and Television Transmission Tower	
<b>Regulations</b>			
8.2.3.99.3	The regulations of Line 5.1 contained in Table 8.2.1 of this By-law shall not apply		
8.2.3.99.4	Maximum area used for <b>outdoor storage</b> that shall be located on the same <b>lot</b>		the lesser of 10% of the <b>lot area</b> or 20% of the <b>gross floor area - non-residential</b> of the <b>building, structure</b> or part thereof
8.2.3.99.5	Minimum depth of a <b>landscaped buffer</b> along the <b>lot line</b> abutting Britannia Road West		20.0 m
8.2.3.99.6	Minimum depth of a <b>landscaped buffer</b> along the <b>lot line</b> abutting Millcreek Drive		4.5 m
8.2.3.99.7	Minimum depth of a <b>landscaped buffer</b> along the <b>lot line</b> abutting lands zoned E2-100		15.0 m
8.2.3.99.8	Minimum depth of a landscaped and tree preservation buffer along the <b>lot line</b> abutting Erin Mills Parkway		15.0 m
8.2.3.99.9	Minimum depth of a <b>landscaped buffer</b> along the <b>lot line</b> abutting any other <b>street</b>		3.0 m
8.2.3.99.10	"Landscaped and Tree Preservation Buffer" means an area intended to allow for the retention and remediation of ground and forest cover to attain a self-sustaining forest ecosystem and natural vegetative screen where no <b>buildings</b> or <b>structures</b> of any kind other than for <b>lot line</b> fencing shall be permitted.		

**Part 8 - Employment Zones**

8.2.3.100	Exception: E2-100	Map # 46E	By-law: 0364-2007, 0217-2023
In an E2-100 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Uses</b>			
8.2.3.100.1	Lands zoned E2-100 shall only be used for the following:		
	<ul style="list-style-type: none"> <li>(1) <b>Gas Bar</b></li> <li>(2) <b>Motor Vehicle Repair Facility - Restricted</b></li> <li>(3) <b>Motor Vehicle Service Station</b></li> <li>(4) <b>Motor Vehicle Wash Facility - Restricted</b></li> <li>(5) <b>Restaurant</b></li> <li>(6) <b>Convenience Restaurant</b></li> <li>(7) <b>Take-out Restaurant</b></li> </ul>		
<b>Regulations</b>			
8.2.3.100.2	The provisions contained in Subsection 2.1.14 of this By-law shall not apply		
8.2.3.100.3	Minimum <b>front yard</b>		4.5 m
8.2.3.100.4	Minimum <b>exterior side yard</b>		4.5 m
8.2.3.100.5	Minimum <b>interior side yard</b>		0.0 m
8.2.3.100.6	Minimum <b>rear yard</b>		0.0 m

8.2.3.101	Exception: E2-101	Map # 18	By-law: 0248-2009, 0097-2016/OMB Order 2016 December 01, 0203-2023/OLT Order 2024 September 09
In an E2-101 zone the applicable regulations shall be as specified for a E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Uses</b>			
8.2.3.101.1	Lands zoned E2-101 shall only be used for the following:		
	<ul style="list-style-type: none"> <li>(1) <b>Office</b></li> <li>(2) <b>Broadcasting/Communication Facility</b></li> <li>(3) <b>Science and Technology Facility</b></li> <li>(4) <b>Restaurant</b></li> <li>(5) <b>Take-out Restaurant</b></li> <li>(6) <b>Commercial School</b></li> <li>(7) <b>Financial Institution</b></li> <li>(8) <b>Banquet Hall/Conference Centre/Convention Centre</b></li> <li>(9) <b>Overnight Accommodation</b></li> <li>(10) <b>Active Recreational Use</b></li> <li>(11) <b>Recreational Establishment</b></li> <li>(12) <b>Private Club</b></li> <li>(13) <b>Parking Lot</b></li> <li>(14) University/College</li> <li>(15) <i>deleted</i></li> <li>(16) <b>Education and Training Facility</b></li> </ul>		
<b>Regulations</b>			
8.2.3.101.2	The provisions contained in Subsection 8.1.4 of this By-law shall not apply		
8.2.3.101.3	For the purposes of this By-law, all lands zoned E2-101 shall be consider one <b>lot</b>		

**Exception E2-101 continued on next page**

**Part 8 - Employment Zones**

8.2.3.101	Exception: E2-101	Map # 18	By-law: 0248-2009, 0097-2016/OMB Order 2016 December 01, 0203-2023/OLT Order 2024 September 09
<b>Exception E2-101 continued from previous page</b>			
8.2.3.101.4	Maximum <b>floor space index - non-residential</b> used for <b>office</b> and <b>overnight accommodation</b>		0.7
8.2.3.101.5	Minimum <b>landscaped area</b>		30% of the <b>lot area</b>
8.2.3.101.6	The <b>lot line</b> abutting North Sheridan Way shall be deemed to be the <b>front lot line</b>		
8.2.3.101.7	Maximum <b>height</b>		5 <b>storeys</b>
8.2.3.101.8	Minimum depth of a <b>landscaped buffer</b> measured from a <b>lot line</b> that abuts a Residential Zone		4.5 m

8.2.3.102	Exception: E2-102	Map # 58	By-law: 0109-2008
In an E2-102 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
8.2.3.102.1	(1) <b>Public School</b>		
<b>Regulations</b>			
8.2.3.102.2	The provisions contained in Subsection 1.1.4 of this By-law shall not apply to a <b>public school</b>		
8.2.3.102.3	The provisions contained in Article 2.1.9.1 of this By-law shall apply to a <b>public school</b>		

8.2.3.103	Exception: E2-103	Map #	By-law: 0191-2009, <i>deleted by 0121-2020/LPAT Order 2021 March 11</i>

8.2.3.104	Exception: E2-104	Map #	By-law: 0191-2009, <i>deleted by 0121-2020/LPAT Order 2021 March 11</i>

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8.2.3.105	Exception: E2-105	Map #	By-law: 0191-2009, <i>deleted by 0121-2020/LPAT Order 2021 March 11</i>

8.2.3.106	Exception: E2-106	Map #	By-law: 0191-2009, <i>deleted by 0121-2020/LPAT Order 2021 March 11</i>

8.2.3.107	Exception: E2-107	Map #	By-law: 0191-2009, <i>deleted by 0121-2020/LPAT Order 2021 March 11</i>

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8.2.3.108	Exception: E2-108	Map # 04, 11	By-law: 0396-2009/ OMB Order 2010 May 17, 0297-2013, 0265-2016
In an E2-108 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
8.2.3.108.1	(1)	<b>Use</b> legally <b>existing</b> on the date of passing of this By-law	
<b>Uses Not Permitted</b>			
8.2.3.108.2	(1)	<b>Transportation Facility</b>	
	(2)	<b>Truck Terminal</b>	
	(3)	<b>Waste Processing Station</b>	
	(4)	<b>Waste Transfer Station</b>	
	(5)	<b>Composting Facility</b>	
	(6)	Contractor Service Shop	
	(7)	<b>Adult Entertainment Establishment</b>	
	(8)	<b>Body-Rub Establishment</b>	
	(9)	<b>Truck Fuel Dispensing Facility</b>	
<b>Regulation</b>			
8.2.3.108.3		<b>Outdoor storage</b> of particulate materials such as but not limited to salt and sand shall be within enclosed containers, a <b>structure</b> with a minimum of three sides and a roof, or otherwise covered	

8.2.3.109	Exception: E2-109	Map # 04	By-law: 0396-2009/ OMB Order 2010 May 17, 0297-2013
In an E2-109 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
8.2.3.109.1	(1)	<b>Use</b> legally <b>existing</b> on the date of passing of this By-law	
	(2)	Gas Processing Operation	
<b>Uses Not Permitted</b>			
8.2.3.109.2	(1)	<b>Transportation Facility</b>	
	(2)	<b>Truck Terminal</b>	
	(3)	<b>Waste Processing Station</b>	
	(4)	<b>Waste Transfer Station</b>	
	(5)	<b>Composting Facility</b>	
	(6)	Contractor Service Shop	
	(7)	<b>Adult Entertainment Establishment</b>	
	(8)	<b>Body-Rub Establishment</b>	
	(9)	<b>Truck Fuel Dispensing Facility</b>	
<b>Regulations</b>			
8.2.3.109.3		<b>Outdoor storage</b> of particulate materials such as but not limited to salt and sand shall be within enclosed containers, a <b>structure</b> with a minimum of three sides and a roof, or otherwise covered	
8.2.3.109.4		Minimum number of <b>parking spaces</b> per 100 m <sup>2</sup> <b>GFA - non-residential</b> for a gas processing operation	1.6

**Part 8 - Employment Zones**

8.2.3.110	Exception: E2-110	Map # 04	By-law: 0396-2009/ OMB Order 2010 May 17, 0297-2013
In an E2-110 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Use</b>			
8.2.3.110.1	(1)	<b>Use legally existing</b> on the date of passing of this By-law	
<b>Uses Not Permitted</b>			
8.2.3.110.2	(1)	<b>Transportation Facility</b>	
	(2)	<b>Truck Terminal</b>	
	(3)	<b>Waste Processing Station</b>	
	(4)	<b>Waste Transfer Station</b>	
	(5)	<b>Composting Facility</b>	
	(6)	Contractor Service Shop	
	(7)	<b>Adult Entertainment Establishment</b>	
	(8)	<b>Body-Rub Establishment</b>	
	(9)	<b>Truck Fuel Dispensing Facility</b>	
<b>Regulation</b>			
8.2.3.110.3		<b>Outdoor storage</b> of particulate materials such as but not limited to salt and sand shall be within enclosed containers, a <b>structure</b> with a minimum of three sides and a roof, or otherwise covered	

8.2.3.111	Exception: E2-111	Map # 55	By-law: 0406-2008, 0379-2009, 0297-2013
In an E2-111 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
8.2.3.111.1	(1)	<b>Day care</b> accessory to a <b>place of religious assembly</b>	
<b>Uses Not Permitted</b>			
8.2.3.111.2	(1)	<b>Transportation Facility</b>	
	(2)	<b>Truck Terminal</b>	
	(3)	<b>Waste Processing Station</b>	
	(4)	<b>Waste Transfer Station</b>	
	(5)	<b>Composting Facility</b>	
	(6)	Self Storage Facility	
	(7)	Contractor's Service Shop	
	(8)	<i>deleted</i>	
	(9)	<b>Motor Vehicle Repair Facility - Restricted</b>	
	(10)	<b>Motor Vehicle Rental Facility</b>	
	(11)	<i>deleted</i>	
	(12)	<b>Motor Vehicle Wash Facility - Restricted</b>	
	(13)	<b>Gas Bar</b>	
	(14)	<b>Motor Vehicle Service Station</b>	
	(15)	<b>Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles</b>	
	(16)	<b>Adult Video Store</b>	
	(17)	<b>Adult Entertainment Establishment</b>	
	(18)	<b>Body-Rub Establishment</b>	
	(19)	<b>Truck Fuel Dispensing Facility</b>	
	(20)	<b>Parking Lot</b>	

**Part 8 - Employment Zones**

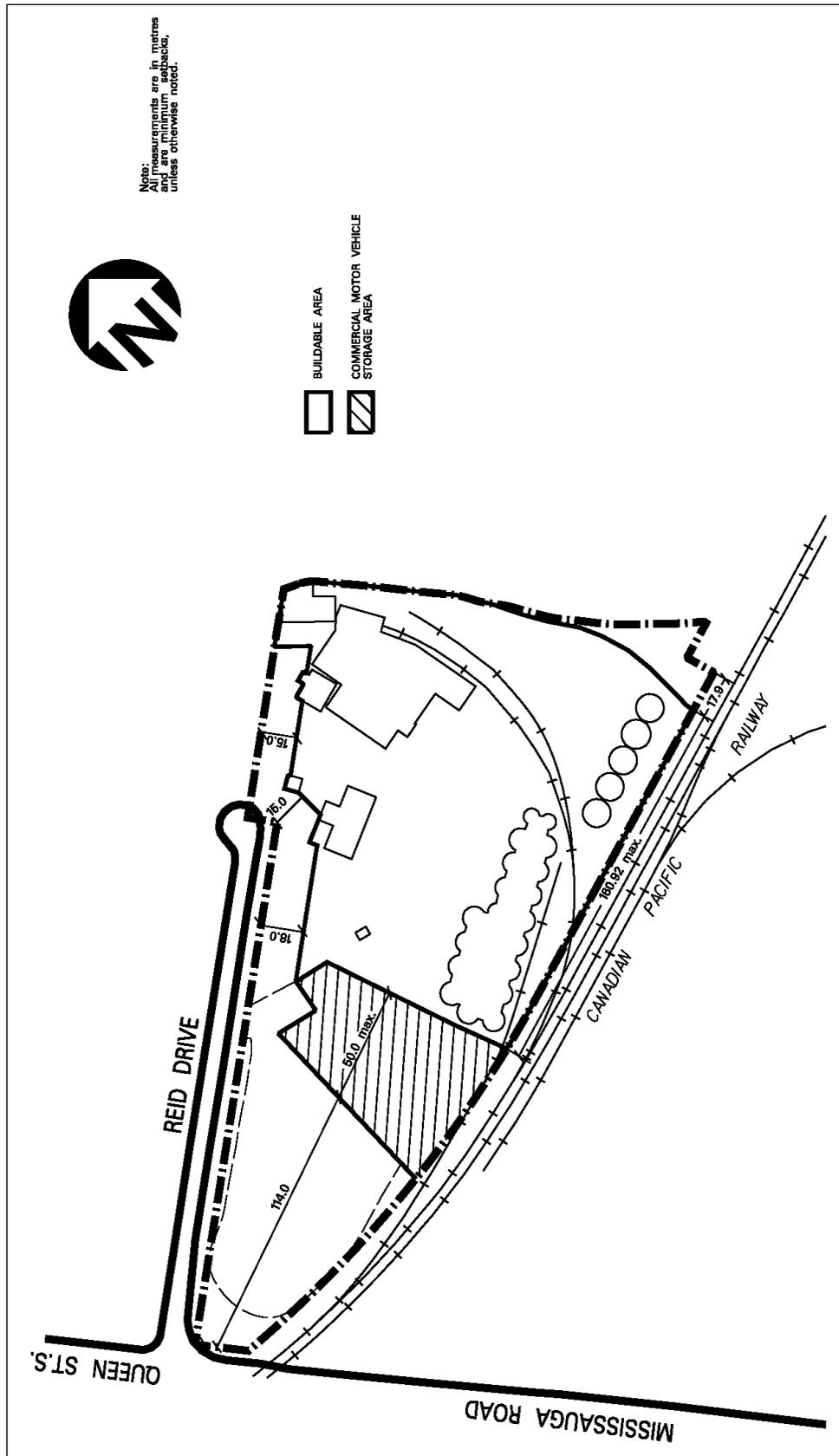
8.2.3.112	Exception: E2-112	Map # 44E	By-law: 0168-2015
<p>In an E2-112 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses</b>/regulations shall apply:</p>			
<b>Permitted Uses</b>			
8.2.3.112.1	Lands zoned E2-112 shall only be used for the following:		
	<ul style="list-style-type: none"> <li>(1) <b>Medical Office</b></li> <li>(2) <b>Office</b></li> <li>(3) <b>Restaurant</b></li> <li>(4) <b>Convenience Restaurant</b></li> <li>(5) <b>Take-out Restaurant</b></li> <li>(6) <b>Commercial School</b></li> <li>(7) <b>Financial Institution</b></li> <li>(8) <b>Veterinary Clinic</b></li> <li>(9) <b>Animal Care Establishment</b></li> <li>(10) <b>Banquet Hall/Conference Centre/Convention Centre</b></li> <li>(11) <b>Animal Boarding Establishment</b></li> <li>(12) <b>Entertainment Establishment</b></li> <li>(13) <b>Recreational Establishment</b></li> <li>(14) <b>Private Club</b></li> </ul>		
<b>Regulation</b>			
8.2.3.112.2	Minimum separation distance from the outdoor facilities accessory to an <b>animal boarding establishment</b> to the closest <b>lot line</b> of a Residential Zone		100.0 m

8.2.3.113	Exception: E2-113	Map # 38W	By-law: OMB Order 2009 October 07, 0208-2022
<p>In an E2-113 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses</b>/regulations shall apply:</p>			
<b>Permitted Uses</b>			
8.2.3.113.1	Lands zoned E2-113 shall only be used for the following:		
	<ul style="list-style-type: none"> <li>(1) Grain processing and grain milling facility</li> <li>(2) <b>Outdoor storage</b> accessory to grain processing and grain milling facility</li> <li>(3) Required parking for lands zoned G1-13</li> </ul>		
<b>Regulations</b>			
8.2.3.113.2	The provisions contained in Subsection 8.1.5, except Sentence 8.1.5.1.1, of this By-law shall apply		
8.2.3.113.3	The provisions contained in Subsection 1.1.4, Article 2.1.17.1 and the regulations of Lines 12.1, 12.2 and 12.5 contained in Table 8.2.1 of this By-law shall not apply		
8.2.3.113.4	<b>Outdoor storage</b> shall only be permitted within the <b>buildable area</b> identified on Schedule E2-113 of this Exception except that the temporary on-site storage of <b>commercial motor vehicles</b> (ie. trucks, tractors and/or trailers) for freight handling including pick-up, delivery and transitory storage of goods directly related to the permitted <b>use</b> shall also be permitted within the Commercial Motor Vehicle Storage Area identified on Schedule E2-113 of this Exception		

**Exception E2-113 continued on next page**

Part 8 - Employment Zones

8.2.3.113	Exception: E2-113	Map # 38W	By-law: OMB Order 2009 October 07, 0208-2022
<b>Exception E2-113 continued from previous page</b>			
8.2.3.113.5	Notwithstanding Sentence 8.2.3.113.7 of this Exception, a security building with a maximum <b>gross floor area - non-residential</b> of 20 m <sup>2</sup> shall be permitted outside the <b>buildable area</b> identified on Schedule E2-113 of this Exception		
8.2.3.113.6	Minimum number of <b>parking spaces</b> per 100 m <sup>2</sup> <b>gross floor area - non-residential</b>		1.6
8.2.3.113.7	All site development plans shall comply with Schedule E2-113 of this Exception		



Schedule E2-113  
Map 38W

**Part 8 - Employment Zones**

8.2.3.114	Exception: E2-114	Map # 59	By-law: 0265-2015
In an E2-114 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
8.2.3.114.1	(1)	Self Storage Facility	
<b>Regulations</b>			
8.2.3.114.2	The provisions contained in Sentence 3.1.1.8.1 of this By-law shall not apply		
8.2.3.114.3	Minimum number of <b>parking spaces</b> per 100 m <sup>2</sup> <b>gross floor area - non-residential</b> for a self storage facility		0.11

8.2.3.115	Exception: E2-115	Map # 43W	By-law: 0379-2009
In an E2-115 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Uses</b>			
8.2.3.115.1	Lands zoned E2-115 shall only be used for the following:		
	(1)	<b>Gas Bar</b>	
	(2)	<b>Motor Vehicle Wash Facility - Restricted</b>	

8.2.3.116	Exception: E2-116	Map # 46E	By-law: 0250-2011, 0297-2013, 0111-2019/ LPAT Order 2021 March 09
In an E2-116 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Uses</b>			
8.2.3.116.1	Lands zoned E2-116 shall only be used for the following:		
	(1)	<b>Place of religious assembly, private school and day care, or</b>	
	(2)	E2 <b>uses</b> contained in Subsection 8.2.1 of this By-law	
<b>Uses Not Permitted</b>			
8.2.3.116.2	(1)	<b>Transportation Facility</b>	
	(2)	<b>Truck Terminal</b>	
	(3)	<b>Waste Processing Station</b>	
	(4)	<b>Waste Transfer Station</b>	
	(5)	<b>Composting Facility</b>	
	(6)	<b>Motor Vehicle Repair Facility - Restricted</b>	
	(7)	<b>Motor Vehicle Rental Facility</b>	
	(8)	<b>Motor Vehicle Wash Facility - Restricted</b>	
	(9)	<b>Gas Bar</b>	
	(10)	<b>Motor Vehicle Service Station</b>	
	(11)	<b>Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicle</b>	
	(12)	<b>Night Club</b>	
	(13)	<b>Overnight Accommodation</b>	
	(14)	<b>Adult Video Store</b>	
	(15)	<b>Adult Entertainment Establishment</b>	
	(16)	<b>Body-Rub Establishment</b>	
	(17)	<i>deleted</i>	
	(18)	<b>Truck Fuel Dispensing Facility</b>	
	(19)	<b>Entertainment Establishment</b>	

Exception E2-116 continued on next page

**Part 8 - Employment Zones**

8.2.3.116	Exception: E2-116	Map # 46E	By-law: 0250-2011, 0297-2013, 0111-2019/ LPAT Order 2021 March 09
<b>Exception E2-116 continued from previous page</b>			
<b>Regulations</b>			
8.2.3.116.3	The provisions contained in Subsection 8.1.5 and 8.1.6 of this By-law shall not apply		
8.2.3.116.4	Total number of <b>parking spaces</b> required for <b>place of religious assembly</b> including all <b>accessory uses, private school</b> and <b>day care</b>		147
8.2.3.116.5	Maximum <b>gross floor area - non-residential</b> used for <b>worship area</b>		360 m <sup>2</sup>
8.2.3.116.6	Maximum encroachment of a play structure into the <b>landscaped buffer</b> between a <b>building</b> and Argentia Road		2.33 m

8.2.3.117	Exception: E2-117	Map # 55	By-law: 0025-2011, 0297-2013, 0047-2014
In an E2-117 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Uses Not Permitted</b>			
8.2.3.117.1	<ul style="list-style-type: none"> <li>(1) <b>Truck Terminal</b></li> <li>(2) <b>Waste Processing Station</b></li> <li>(3) <b>Waste Transfer Station</b></li> <li>(4) <b>Composting Facility</b></li> <li>(5) Contractor Service Shop</li> <li>(6) <b>Motor Vehicle Repair Facility - Restricted</b></li> <li>(7) <b>Motor Vehicle Rental Facility</b></li> <li>(8) <b>Motor Vehicle Wash Facility - Restricted</b></li> <li>(9) <b>Gas Bar</b></li> <li>(10) <b>Motor Vehicle Service Station</b></li> <li>(11) <b>Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles</b></li> <li>(12) <b>Overnight Accommodation</b></li> <li>(13) <b>Adult Video Store</b></li> <li>(14) <b>Adult Entertainment Establishment</b></li> <li>(15) <b>Body-Rub Establishment</b></li> <li>(16) <b>Truck Fuel Dispensing Facility</b></li> <li>(17) <b>Parking Lot</b></li> <li>(18) University/College</li> </ul>		
<b>Regulations</b>			
8.2.3.117.2	The provision of Line 2.0 contained in Table 2.1.17.1 of this By-law shall not apply		
8.2.3.117.3	Minimum setback of all <b>buildings</b> and <b>structures</b> to the TransCanada Pipeline right-of-way		7.5 m

**Part 8 - Employment Zones**

8.2.3.118	Exception: E2-118	Map # 45W	By-law: 0259-2010
In an E2-118 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
8.2.3.118.1	(1)	<b>Motor Vehicle Sales, Leasing and/or Rental Facility - Restricted</b>	
<b>Uses Not Permitted</b>			
8.2.3.118.2	(1)	<b>Truck Terminal</b>	
	(2)	<b>Waste Processing Station</b>	
	(3)	<b>Waste Transfer Station</b>	
	(4)	<b>Composting Facility</b>	
	(5)	<b>Body-Rub Establishment</b>	
	(6)	<b>Adult Entertainment Establishment</b>	
	(7)	<b>Night Club</b>	
<b>Regulations</b>			
8.2.3.118.3	The regulation of Line 5.0 contained in Table 8.2.1 of this By-law shall not apply to a <b>motor vehicle sales, leasing and/or rental facility - restricted</b>		
8.2.3.118.4	For the purposes of this By-law, all lands zoned E2-118 shall be considered one <b>lot</b>		
8.2.3.118.5	Minimum depth of a <b>landscaped buffer</b> along the <b>lot line</b> abutting the railway right-of-way		1.0 m
8.2.3.118.6	The <b>lot line</b> abutting Mississauga Road shall be deemed to be the <b>front lot line</b>		
8.2.3.118.7	Maximum <b>front yard</b>		7.5 m
8.2.3.118.8	<b>Motor vehicle</b> display and storage accessory to a <b>motor vehicle sales, leasing and/or rental facility - restricted</b> shall not be permitted between a wall of a <b>building</b> and Mississauga Road		

8.2.3.119	Exception: E2-119	Map #	By-law: 0222-2011, <i>deleted by 0121-2020/LPAT Order 2021 March 11</i>

8.2.3.120	Exception: E2-120	Map #	By-law: 0222-2011, <i>deleted by 0121-2020/LPAT Order 2021 March 11</i>

**Part 8 - Employment Zones**

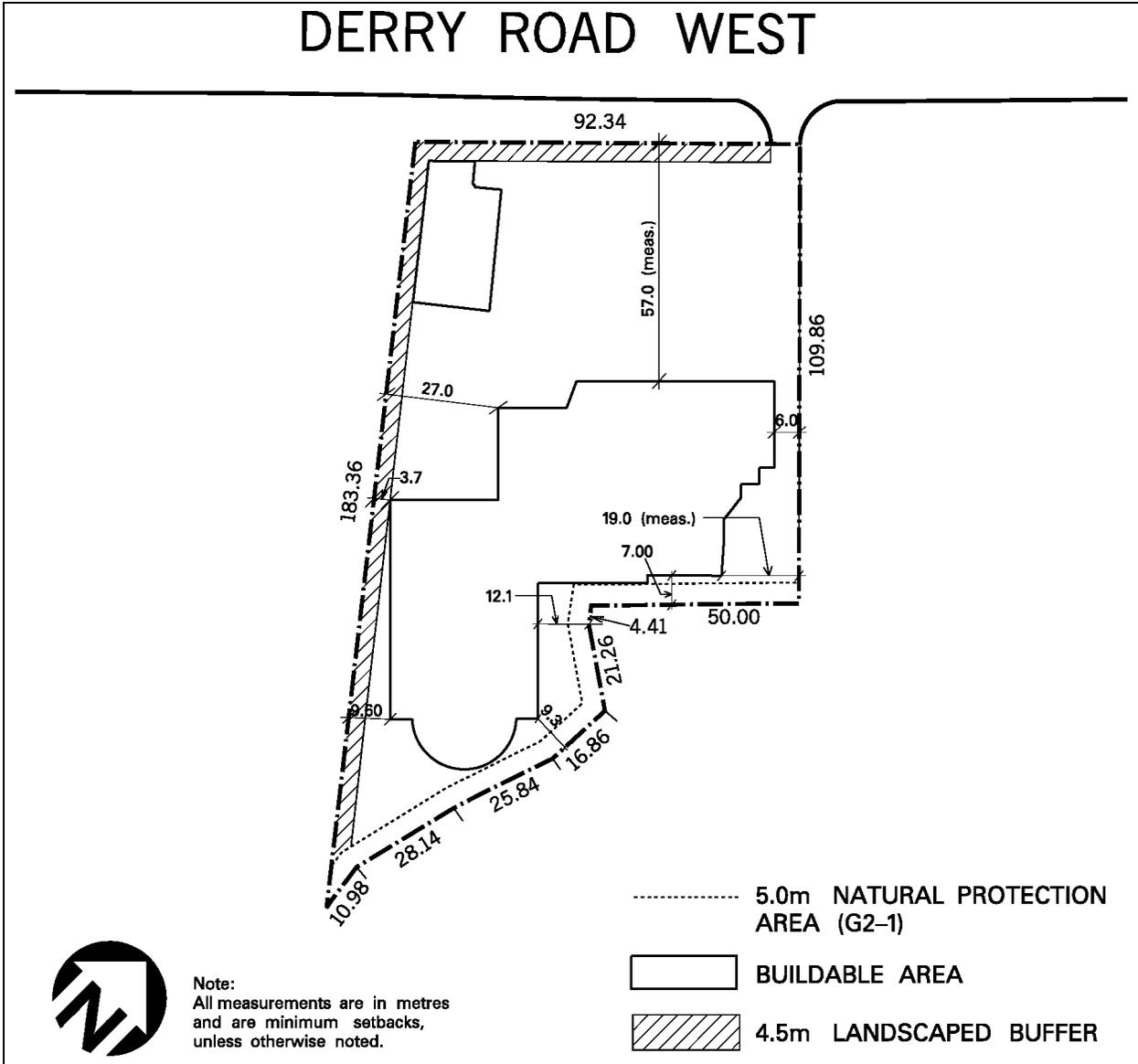
8.2.3.121	Exception: E2-121	Map #	By-law: 0222-2011, <i>deleted by 0121-2020/LPAT Order 2021 March 11</i>

8.2.3.122	Exception: E2-122	Map # 54W	By-law: 0257-2012
<p>In an E2-122 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Uses Not Permitted</b>			
8.2.3.122.1	(1)	<b>Truck Terminal</b>	
	(2)	<b>Waste Processing Station</b>	
	(3)	<b>Waste Transfer Station</b>	
	(4)	<b>Composting Facility</b>	
	(5)	<b>Body-Rub Establishment</b>	
	(6)	<b>Adult Entertainment Establishment</b>	
	(7)	<b>Night Club</b>	
	(8)	<b>Motor Vehicle Rental Facility</b>	
	(9)	<b>Gas Bar</b>	
	(10)	<b>Motor Vehicle Service Station</b>	
	(11)	<b>Motor Vehicle Wash Facility - Restricted</b>	
<b>Regulations</b>			
8.2.3.122.2	The provisions contained in Subsection 8.1.4 of this By-law shall not apply		
8.2.3.122.3	Notwithstanding the provisions contained in Subsection 8.1.5 of this By-law, accessory <b>outdoor storage</b> shall not be permitted in a <b>yard</b> abutting Highway 401, 403 or 410		

**Part 8 - Employment Zones**

8.2.3.123	Exception: E2-123	Map # 44E	By-law: OMB Order 2014 October 20/ 2015 February 15, 0208-2022, 0217-2023
In an E2-123 zone the applicable regulations shall be as specified for an E2 zone except that the following <b>uses</b> /regulations shall apply:			
<b>Permitted Uses</b>			
8.2.3.123.1	Lands zoned E2-123 shall only be used for the following:		
	<ul style="list-style-type: none"> <li>(1) <b>Overnight Accommodation</b></li> <li>(2) <b>Banquet Hall/Conference Centre/Convention Centre</b></li> <li>(3) <b>Restaurant</b></li> <li>(4) Outdoor patio accessory to an <b>overnight accommodation</b></li> </ul>		
<b>Regulations</b>			
8.2.3.123.2	The provisions contained in Subsections 2.1.14 and 2.1.17 of this By-law shall not apply		
8.2.3.123.3	Minimum <b>rear yard</b> to lands zoned G2-1		0.0 m
8.2.3.123.4	Maximum <b>gross floor area - non-residential</b> used for <b>banquet hall/conference centre/convention centre</b> , and meeting rooms, conference rooms, recreational facilities, dining and lounge area and other commercial facilities accessory to an <b>overnight accommodation</b>		1 080 m <sup>2</sup>
8.2.3.123.5	Maximum number of guest rooms		125
8.2.3.123.6	Maximum gross floor area - restaurant		474 m <sup>2</sup>
8.2.3.123.7	Maximum <b>height - overnight accommodation</b>		6 storeys
8.2.3.123.8	Minimum <b>landscaped area</b>		25%
8.2.3.123.9	Minimum number of <b>parking spaces</b> per 100 m <sup>2</sup> gross floor area - restaurant		9.5
8.2.3.123.10	An accessible pedestrian ramp is permitted within the <b>landscaped buffer</b> along Derry Road West		
8.2.3.123.11	"Gross Floor Area (GFA) - Restaurant" means the sum of the areas of each <b>storey</b> above or below <b>established grade</b> of a <b>restaurant</b> , measured from the exterior of outside walls or from the midpoint of <b>common walls</b> , but excluding storage areas below <b>established grade</b> , any enclosed area used for the collection or storage of disposable or recyclable <b>waste</b> generated within the <b>building</b> or <b>structure</b> or part thereof; and <b>motor vehicle</b> parking		
8.2.3.123.12	A canopy and stairs may project outside the <b>buildable area</b> identified on Schedule E2-123 of this Exception		
8.2.3.123.13	All site development plans shall comply with Schedule E2-123 of this Exception		

# DERRY ROAD WEST



Schedule E2-123  
 Map 44E

**Part 8 - Employment Zones**

8.2.3.124	Exception: E2-124	Map # 49E	By-law: 0253-2013
<p>In an E2-124 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Uses Not Permitted</b>			
8.2.3.124.1	(1)	<b>Waste Processing Station</b>	
	(2)	<b>Waste Transfer Station</b>	
	(3)	<b>Composting Facility</b>	
	(4)	<b>Adult Entertainment Establishment</b>	
	(5)	<b>Body-Rub Establishment</b>	
	(6)	<b>Broadcasting/Communication Facility</b>	

8.2.3.125	Exception: E2-125	Map #	By-law: OMB Order 2014 November 04, <i>deleted</i> by 0121-2020/LPAT Order 2021 March 11

**Part 8 - Employment Zones**

8.2.3.126	Exception: E2-126	Map # 44E	By-law: 0242-2014, 0102-2016, 0165-2017, 0133-2018, 0189-2018, 0111-2019/LPAT Order 2021 March 09, 0121-2020/LPAT Order 2021 March 11
<p>In an E2-126 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<p><b>Uses Not Permitted</b></p>			
8.2.3.126.1	<ul style="list-style-type: none"> <li>(1) <b>Transportation Facility</b></li> <li>(2) <b>Truck Terminal</b></li> <li>(3) <b>Waste Processing Station</b></li> <li>(4) <b>Waste Transfer Station</b></li> <li>(5) <b>Composting Facility</b></li> <li>(6) Self Storage Facility</li> <li>(7) Contractor Service Shop</li> <li>(8) <b>Convenience Restaurant</b></li> <li>(9) <b>Motor Vehicle Repair Facility - Restricted</b></li> <li>(10) <b>Motor Vehicle Rental Facility</b></li> <li>(11) <b>Motor Vehicle Wash Facility - Restricted</b></li> <li>(12) <b>Gas Bar</b></li> <li>(13) <b>Motor Vehicle Service Station</b></li> <li>(14) <b>Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles</b></li> <li>(15) <b>Adult Video Store</b></li> <li>(16) <b>Adult Entertainment Establishment</b></li> <li>(17) <b>Animal Boarding Establishment</b></li> <li>(18) <b>Body-Rub Establishment</b></li> <li>(19) <b>Truck Fuel Dispensing Facility</b></li> </ul>		
<p><b>Regulations</b></p>			
8.2.3.126.2	<p>The <b>lot line</b> abutting Maritz Drive shall be deemed to be the <b>front lot line</b></p>		
8.2.3.126.3	Minimum <b>front yard</b>	4.5 m	
8.2.3.126.4	Minimum <b>exterior side yard</b>	4.5 m	
8.2.3.126.5	<p>For the purpose of this Exception, a <b>commercial school</b> shall not include a driving school but shall include a music school, a dance school, a martial arts school and tutoring</p>		
<p><b>Holding Provision</b></p>			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-E2-126 by further amendment to Map 44E of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:</p> <ul style="list-style-type: none"> <li>(1) provision of any outstanding technical plans, studies and reports including a concept plan which deals with traffic circulation, goods movement, pedestrian connections and phasing of development, amongst other matters; a functional servicing report with drainage, grading and servicing plans; draft reference plan; stage I and II archaeological assessment; and an updated Transportation Study to the satisfaction of the City of Mississauga and the Region of Peel;</li> <li>(2) delivery of executed Development and Servicing Agreements in a form satisfactory to the City, which addresses any issues that may be identified through clause (1); required easement for servicing and access purposes to the abutting property at 6710 Hurontario Street; gratuitous dedication to the City of the lands for the extension of Ambassador Drive; any additional securities, fees, cash contribution and insurance.</li> </ul>			

**Part 8 - Employment Zones**

8.2.3.127	Exception: E2-127	Map # 04	By-law: 0195-2016
In an E2-127 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Uses Not Permitted</b>			
8.2.3.127.1	(1)	<b>Truck Terminal</b>	
	(2)	<b>Waste Processing Station</b>	
	(3)	<b>Waste Transfer Station</b>	
	(4)	<b>Composting Facility</b>	
	(5)	<b>Power Generating Facility</b>	
	(6)	<b>Overnight Accommodation</b>	
	(7)	<b>Adult Video Store</b>	
	(8)	<b>Adult Entertainment Establishment</b>	
	(9)	<b>Body-Rub Establishment</b>	

8.2.3.128	Exception: E2-128	Map # 27	By-law: 0226-2017
In an E2-128 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
8.2.3.128.1	Minimum setback of a <b>building, structure</b> or part thereof, and a <b>parking area</b> to a Greenlands and Development Zone		10.0 m
8.2.3.128.2	Minimum depth of a <b>landscaped buffer</b> measured from a <b>lot line</b> that abuts a Greenlands and Development Zone		6.5 m
8.2.3.128.3	Maximum number of <b>parking spaces</b>		463
8.2.3.128.4	Required number of <b>loading spaces</b>		1

8.2.3.129	Exception: E2-129	Map # 27	By-law: 0226-2017
In an E2-129 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
8.2.3.129.1	The <b>lot line</b> abutting the westerly portion of Winchester Drive shall be deemed to be the <b>front lot line</b>		
8.2.3.129.2	Minimum <b>interior side yard</b>		3.0 m
8.2.3.129.3	Minimum depth of a <b>landscaped buffer</b> measured from a <b>lot line</b> that is a <b>street line</b>		1.8 m

**Part 8 - Employment Zones**

8.2.3.130	Exception: E2-130	Map # 44W	By-law: 0177-2018
<p>In an E2-130 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Additional Permitted Uses</b>			
8.2.3.130.1	(1)	<b>Outdoor storage of motor vehicles</b> accessory to a <b>motor vehicle repair facility - restricted</b>	
	(2)	Outdoor display of <b>motor vehicles</b> accessory to a <b>motor vehicle repair facility - restricted</b>	
	(3)	Sales of <b>motor vehicles</b> accessory to a <b>motor vehicle repair facility - restricted</b>	
<b>Uses Not Permitted</b>			
8.2.3.130.2	(1)	<b>Truck Terminal</b>	
	(2)	<b>Waste Processing Station</b>	
	(3)	<b>Waste Transfer Station</b>	
	(4)	<b>Composting Facility</b>	
	(5)	<b>Motor Vehicle Rental Facility</b>	
	(6)	<b>Motor Vehicle Wash Facility - Restricted</b>	
	(7)	<b>Gas Bar</b>	
	(8)	<b>Motor Vehicle Service Station</b>	
	(9)	<b>Night Club</b>	
	(10)	<b>Adult Entertainment Establishment</b>	
	(11)	<b>Body-Rub Establishment</b>	
<b>Regulations</b>			
8.2.3.130.3	The provisions contained in Subsections 2.1.14 and 8.1.4 of this By-law shall not apply		
8.2.3.130.4	For the purposes of this By-law, all lands zoned E2-130 shall be considered one <b>corner lot</b>		
8.2.3.130.5	The <b>lot line</b> abutting Cantay Road shall be deemed to be the <b>front lot line</b>		
8.2.3.130.6	Accessory <b>outdoor storage</b> shall not be permitted in a <b>yard</b> abutting Highway 401		
8.2.3.130.7	For a <b>motor vehicle repair facility - restricted use</b> , the following additional regulations shall apply:		
	(1)	the provisions contained in Sentence 8.1.3.1.1 of this By-law shall not apply	
	(2)	parking shall not be permitted between a <b>building</b> and an <b>exterior lot line</b>	
	(3)	minimum setback between a <b>parking space</b> and an <b>exterior lot line</b>	14.0 m
	(4)	maximum setback of a <b>building</b> or <b>structure</b> from the <b>exterior lot line</b> within 100.0 m of Cantay Road	15.0 m
	(5)	minimum depth of a <b>landscaped buffer</b> along the <b>front and exterior lot lines</b>	3.0 m
	(6)	maximum percentage of the total <b>gross floor area</b> of a <b>building</b> that may be used for sales of <b>motor vehicles</b> accessory to a <b>motor vehicle repair facility - restricted use</b> , including floor area used for <b>motor vehicle</b> display and sales offices	40%
	(7)	accessory <b>outdoor storage</b> and display of <b>motor vehicles</b> shall not be permitted beyond the face of a <b>building</b> in the <b>front, exterior side and rear yards</b>	
	(8)	<b>outdoor storage</b> and display of <b>motor vehicles</b> shall not be permitted within 60.0 m of the <b>exterior side lot line</b>	

**Part 8 - Employment Zones**

8.2.3.131	Exception: E2-131	Map # 12, 13, 14	By-law: 0229-2018
<p>In an E2-131 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<p><b>Additional Permitted Uses</b></p>			
8.2.3.131.1	<ol style="list-style-type: none"> <li>(1) Asbestos products manufacturing legally <b>existing</b> on the date of passing of this By-law</li> <li>(2) Cement manufacturing legally <b>existing</b> on the date of passing of this By-law</li> <li>(3) Gypsum or limestone processing and by-product manufacturing legally <b>existing</b> on the date of passing of this By-law</li> <li>(4) Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing legally <b>existing</b> on the date of passing of this By-law</li> <li>(5) Petroleum and coal refining and by-product manufacturing legally <b>existing</b> on the date of passing of this By-law</li> <li>(6) Phosphate or sulphur products and manufacturing legally <b>existing</b> on the date of passing of this By-law</li> <li>(7) Smelting or foundry operations legally <b>existing</b> on the date of passing of this By-law</li> <li>(8) Solvent manufacturing legally <b>existing</b> on the date of passing of this By-law</li> <li>(9) Tannery legally <b>existing</b> on the date of passing of this By-law</li> <li>(10) Tar and asphalt manufacturing legally <b>existing</b> on the date of passing of this By-law</li> <li>(11) <b>Composting facility</b> legally <b>existing</b> on the date of passing of this By-law</li> <li>(12) Motor vehicle wrecking yard legally <b>existing</b> on the date of passing of this By-law</li> </ol>		
<p><b>Uses Not Permitted</b></p>			
8.2.3.131.2	<ol style="list-style-type: none"> <li>(1) Asbestos Products Manufacturing</li> <li>(2) Cement Manufacturing</li> <li>(3) Gypsum or limestone processing and by-product manufacturing</li> <li>(4) Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing</li> <li>(5) Petroleum and coal refining and by-product manufacturing</li> <li>(6) Phosphate or sulphur products and manufacturing</li> <li>(7) Smelting or Foundry Operations</li> <li>(8) Solvent Manufacturing</li> <li>(9) Tannery</li> <li>(10) Tar and Asphalt Manufacturing</li> <li>(11) <b>Composting Facility</b></li> <li>(12) Motor Vehicle Wrecking Yard</li> </ol>		

8.2.3.132	Exception: E2-132	Map # 19	By-law: 0229-2018
<p>In an E2-132 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<p><b>Additional Permitted Uses</b></p>			
8.2.3.132.1	<ol style="list-style-type: none"> <li>(1) Asbestos products manufacturing legally <b>existing</b> on the date of passing of this By-law</li> <li>(2) Cement manufacturing legally <b>existing</b> on the date of passing of this By-law</li> <li>(3) Gypsum or limestone processing and by-product manufacturing legally <b>existing</b> on the date of passing of this By-law</li> <li>(4) Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing legally <b>existing</b> on the date of passing of this By-law</li> <li>(5) Petroleum and coal refining and by-product manufacturing legally <b>existing</b> on the date of passing of this By-law</li> <li>(6) Phosphate or sulphur products and manufacturing legally <b>existing</b> on the date of passing of this By-law</li> <li>(7) Smelting or foundry operations legally <b>existing</b> on the date of passing of this By-law</li> <li>(8) Solvent manufacturing legally <b>existing</b> on the date of passing of this By-law</li> <li>(9) Tannery legally <b>existing</b> on the date of passing of this By-law</li> <li>(10) Tar and asphalt manufacturing legally <b>existing</b> on the date of passing of this By-law</li> <li>(11) <b>Composting facility</b> legally <b>existing</b> on the date of passing of this By-law</li> <li>(12) Motor vehicle wrecking yard legally <b>existing</b> on the date of passing of this By-law</li> </ol>		
<p><b>Uses Not Permitted</b></p>			
8.2.3.132.2	<ol style="list-style-type: none"> <li>(1) Asbestos Products Manufacturing</li> <li>(2) Cement Manufacturing</li> <li>(3) Gypsum or limestone processing and by-product manufacturing</li> <li>(4) Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing</li> <li>(5) Petroleum and coal refining and by-product manufacturing</li> <li>(6) Phosphate or sulphur products and manufacturing</li> <li>(7) Smelting or Foundry Operations</li> <li>(8) Solvent Manufacturing</li> <li>(9) Tannery</li> <li>(10) Tar and Asphalt Manufacturing</li> <li>(11) <b>Truck Terminal</b></li> <li>(12) <b>Waste Processing Station</b></li> <li>(13) <b>Waste Transfer Station</b></li> <li>(14) <b>Composting Facility</b></li> <li>(15) Motor Vehicle Wrecking Yard</li> <li>(16) <b>Night Club</b></li> <li>(17) <b>Adult Entertainment Establishment</b></li> <li>(18) <b>Body-Rub Establishment</b></li> </ol>		

8.2.3.133	Exception: E2-133	Map # 12, 23	By-law: 0229-2018
<p>In an E2-133 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<p><b>Additional Permitted Uses</b></p>			
8.2.3.133.1	<ol style="list-style-type: none"> <li>(1) Asbestos products manufacturing legally <b>existing</b> on the date of passing of this By-law</li> <li>(2) Cement manufacturing legally <b>existing</b> on the date of passing of this By-law</li> <li>(3) Gypsum or limestone processing and by-product manufacturing legally <b>existing</b> on the date of passing of this By-law</li> <li>(4) Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing legally <b>existing</b> on the date of passing of this By-law</li> <li>(5) Petroleum and coal refining and by-product manufacturing legally <b>existing</b> on the date of passing of this By-law</li> <li>(6) Phosphate or sulphur products and manufacturing legally <b>existing</b> on the date of passing of this By-law</li> <li>(7) Smelting or foundry operations legally <b>existing</b> on the date of passing of this By-law</li> <li>(8) Solvent manufacturing legally <b>existing</b> on the date of passing of this By-law</li> <li>(9) Tannery legally <b>existing</b> on the date of passing of this By-law</li> <li>(10) Tar and asphalt manufacturing legally <b>existing</b> on the date of passing of this By-law</li> <li>(11) <b>Composting facility</b> legally <b>existing</b> on the date of passing of this By-law</li> <li>(12) Motor vehicle wrecking yard legally <b>existing</b> on the date of passing of this By-law</li> </ol>		
<p><b>Uses Not Permitted</b></p>			
8.2.3.133.2	<ol style="list-style-type: none"> <li>(1) Asbestos Products Manufacturing</li> <li>(2) Cement Manufacturing</li> <li>(3) Gypsum or limestone processing and by-product manufacturing</li> <li>(4) Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing</li> <li>(5) Petroleum and coal refining and by-product manufacturing</li> <li>(6) Phosphate or sulphur products and manufacturing</li> <li>(7) Smelting or Foundry Operations</li> <li>(8) Solvent Manufacturing</li> <li>(9) Tannery</li> <li>(10) Tar and Asphalt Manufacturing</li> <li>(11) <b>Composting Facility</b></li> <li>(12) Motor Vehicle Wrecking Yard</li> <li>(13) <b>Night Club</b></li> <li>(14) <b>Adult Entertainment Establishment</b></li> <li>(15) <b>Body-Rub Establishment</b></li> </ol>		

8.2.3.134	Exception: E2-134	Map # 12, 13, 23	By-law: 0229-2018
<p>In an E2-134 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<p><b>Additional Permitted Uses</b></p>			
8.2.3.134.1	<ul style="list-style-type: none"> <li>(1) E3 <b>uses</b> contained in Subsection 8.2.1 of this By-law, except: <ul style="list-style-type: none"> <li>(1.1) <b>Power Generating Facility</b></li> </ul> </li> <li>(2) Asbestos products manufacturing legally <b>existing</b> on the date of passing of this By-law</li> <li>(3) Cement manufacturing legally <b>existing</b> on the date of passing of this By-law</li> <li>(4) Gypsum or limestone processing and by-product manufacturing legally <b>existing</b> on the date of passing of this By-law</li> <li>(5) Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing legally <b>existing</b> on the date of passing of this By-law</li> <li>(6) Petroleum and coal refining and by-product manufacturing legally <b>existing</b> on the date of passing of this By-law</li> <li>(7) Phosphate or sulphur products and manufacturing legally <b>existing</b> on the date of passing of this By-law</li> <li>(8) Smelting or foundry operations legally <b>existing</b> on the date of passing of this By-law</li> <li>(9) Solvent manufacturing legally <b>existing</b> on the date of passing of this By-law</li> <li>(10) Tannery legally <b>existing</b> on the date of passing of this By-law</li> <li>(11) Tar and asphalt manufacturing legally <b>existing</b> on the date of passing of this By-law</li> <li>(12) <b>Composting facility</b> legally <b>existing</b> on the date of passing of this By-law</li> <li>(13) Motor vehicle wrecking yard legally <b>existing</b> on the date of passing of this By-law</li> </ul>		
<p><b>Uses Not Permitted</b></p>			
8.2.3.134.2	<ul style="list-style-type: none"> <li>(1) Asbestos Products Manufacturing</li> <li>(2) Cement Manufacturing</li> <li>(3) Gypsum or limestone processing and by-product manufacturing</li> <li>(4) Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing</li> <li>(5) Petroleum and coal refining and by-product manufacturing</li> <li>(6) Phosphate or sulphur products and manufacturing</li> <li>(7) Smelting or Foundry Operations</li> <li>(8) Solvent Manufacturing</li> <li>(9) Tannery</li> <li>(10) Tar and Asphalt Manufacturing</li> <li>(11) <b>Composting Facility</b></li> <li>(12) Motor Vehicle Wrecking Yard</li> </ul>		

**Part 8 - Employment Zones**

8.2.3.135	Exception: E2-135	Map # 23	By-law: 0229-2018
<p>In an E2-135 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<p><b>Additional Permitted Uses</b></p>			
8.2.3.135.1	<ul style="list-style-type: none"> <li>(1) <b>Day Care</b></li> <li>(2) Asbestos products manufacturing legally <b>existing</b> on the date of passing of this By-law</li> <li>(3) Cement manufacturing legally <b>existing</b> on the date of passing of this By-law</li> <li>(4) Gypsum or limestone processing and by-product manufacturing legally <b>existing</b> on the date of passing of this By-law</li> <li>(5) Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing legally <b>existing</b> on the date of passing of this By-law</li> <li>(6) Petroleum and coal refining and by-product manufacturing legally <b>existing</b> on the date of passing of this By-law</li> <li>(7) Phosphate or sulphur products and manufacturing legally <b>existing</b> on the date of passing of this By-law</li> <li>(8) Smelting or foundry operations legally <b>existing</b> on the date of passing of this By-law</li> <li>(9) Solvent manufacturing legally <b>existing</b> on the date of passing of this By-law</li> <li>(10) Tannery legally <b>existing</b> on the date of passing of this By-law</li> <li>(11) Tar and asphalt manufacturing legally <b>existing</b> on the date of passing of this By-law</li> <li>(12) <b>Composting facility</b> legally <b>existing</b> on the date of passing of this By-law</li> <li>(13) Motor vehicle wrecking yard legally <b>existing</b> on the date of passing of this By-law</li> </ul>		
<p><b>Uses Not Permitted</b></p>			
8.2.3.135.2	<ul style="list-style-type: none"> <li>(1) Asbestos Products Manufacturing</li> <li>(2) Cement Manufacturing</li> <li>(3) Gypsum or limestone processing and by-product manufacturing</li> <li>(4) Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing</li> <li>(5) Petroleum and coal refining and by-product manufacturing</li> <li>(6) Phosphate or sulphur products and manufacturing</li> <li>(7) Smelting or Foundry Operations</li> <li>(8) Solvent Manufacturing</li> <li>(9) Tannery</li> <li>(10) Tar and Asphalt Manufacturing</li> <li>(11) <b>Truck Terminal</b></li> <li>(12) <b>Waste Processing Station</b></li> <li>(13) <b>Waste Transfer Station</b></li> <li>(14) <b>Composting Facility</b></li> <li>(15) Motor Vehicle Wrecking Yard</li> <li>(16) <b>Night Club</b></li> <li>(17) <b>Adult Entertainment Establishment</b></li> <li>(18) <b>Body-Rub Establishment</b></li> </ul>		

**Part 8 - Employment Zones**

8.2.3.136	Exception: E2-136	Map # 44E	By-law: 0079-2019, 0157-2021
<p>In an E2-136 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Regulations</b>			
8.2.3.136.1	The provisions contained in Subsection 2.1.17 of this By-law shall not apply		
8.2.3.136.2	Minimum <b>interior side yard</b>		4.5 m
8.2.3.136.3	Minimum <b>rear yard</b>		3.5 m
8.2.3.136.4	Minimum depth of a <b>landscaped buffer</b> measured from a <b>lot line</b> where the <b>lot line</b> abuts a Greenlands Zone		3.5 m
8.2.3.136.5	Minimum depth of a <b>landscaped buffer</b> measured from a side <b>lot line</b>		2.5 m
8.2.3.136.6	Minimum <b>aisle</b> width		6.8 m
8.2.3.136.7	Required number of <b>parking spaces</b> for a self storage facility		21

8.2.3.137	Exception: E2-137	Map # 54W	By-law: 0067-2019
<p>In an E2-137 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Additional Permitted Uses</b>			
8.2.3.137.1	(1)	E3 <b>uses</b> contained in Subsection 8.2.1 of this By-law, except:	
		(1.1) <b>Waste Processing Station</b>	
		(1.2) <b>Waste Transfer Station</b>	
		(1.3) <b>Composting Facility</b>	
		(1.4) <b>Power Generating Facility</b>	
<b>Regulations</b>			
8.2.3.137.2	The provisions contained in Sentence 8.1.5.1.1 of this By-law shall not apply		
8.2.3.137.3	<b>Uses</b> contained in Sentence 8.2.3.137.1 of this Exception and the E2 <b>uses</b> contained in Subsection 8.2.1 of this By-law, shall comply with the E3 zone regulations contained in Subsection 8.2.1 of this By-law		

**Part 8 - Employment Zones**

8.2.3.138	Exception: E2-138	Map # 49E	By-law: 0005-2020, 0111-2019/LPAT Order 2021 March 09
<p>In an E2-138 zone the permitted uses and applicable regulations shall be as specified for an E2 zone except that the following uses/regulations shall apply:</p>			
<b>Additional Permitted Uses</b>			
8.2.3.138.1	(1)	<b>Retail store</b> less than or equal to 600 m <sup>2</sup> <b>GFA - non-residential</b>	
	(2)	<b>Service Establishment</b>	
<b>Uses Not Permitted</b>			
8.2.3.138.2	(1)	<b>Broadcasting/Communication Facility</b>	
	(2)	<b>Truck Fuel Dispensing Facility</b>	
	(3)	<b>Truck Terminal</b>	
	(4)	<b>Waste Processing Station</b>	
	(5)	<b>Waste Transfer Station</b>	
	(6)	<b>Composting Facility</b>	
	(7)	Contractor Service Shop	
	(8)	<b>Medicinal Product Manufacturing Facility</b>	
	(9)	<b>Medicinal Product Manufacturing Facility - Restricted</b>	
	(10)	<b>Convenience Restaurant</b>	
	(11)	<b>Motor Vehicle Repair Facility - Restricted</b>	
	(12)	<b>Motor Vehicle Wash Facility - Restricted</b>	
	(13)	<b>Gas Bar</b>	
	(14)	<b>Motor Vehicle Service Station</b>	
	(15)	<b>Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles</b>	
	(16)	<b>Adult Entertainment Establishment</b>	
	(17)	<b>Animal Boarding Establishment</b>	
	(18)	<b>Body-Rub Establishment</b>	
<b>Regulations</b>			
8.2.3.138.3		Maximum percentage of total <b>gross floor area - non-residential</b> that may be used for an <b>animal care establishment, commercial school, financial institution, funeral establishment, medical office, motor vehicle rental facility, service establishment, restaurant, retail store, take-out restaurant, veterinary clinic, or any combination thereof</b>	50%
8.2.3.138.4		Minimum number of <b>parking spaces per 100 m<sup>2</sup> gross floor area - non-residential</b> for a <b>commercial school, financial institution, funeral establishment, medical office, restaurant, take-out restaurant, veterinary clinic</b>	5.4

8.2.3.139	Exception: E2-139	Map # 42W	By-law: 0025-2020
<p>In an E2-139 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone</p>			
<p><b>Holding Provision</b></p>			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-E2-139 by further amendment to Map 42W of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:</p> <ol style="list-style-type: none"> <li data-bbox="386 585 1079 685">(1) confirmation that satisfactory arrangements for site access have been made with the Region of Peel ("Region") and the City of Mississauga ("City");</li> <li data-bbox="386 685 1133 854">(2) confirmation that satisfactory arrangements have been made with the Region and City with regard to the adequacy and provision of municipal services (water, sanitary and stormwater management where applicable) to the proposed development;</li> <li data-bbox="386 854 1140 1284">(3) delivery of an executed Development Agreement including Municipal Infrastructure Schedules in a form satisfactory to the City or Region prior to any development. This agreement may deal with matters including, but not limited to, the following: engineering matters such as municipal services, road widenings, construction and reconstruction, signals, grading, fencing, noise mitigation, and warning clauses; financial issues, such as cash contributions, levies (development charges), land dedications or reserves, easements, securities, or letters of credit; planning matters such as buffer blocks, site development plan and landscape plan approvals and conservation.</li> </ol>			

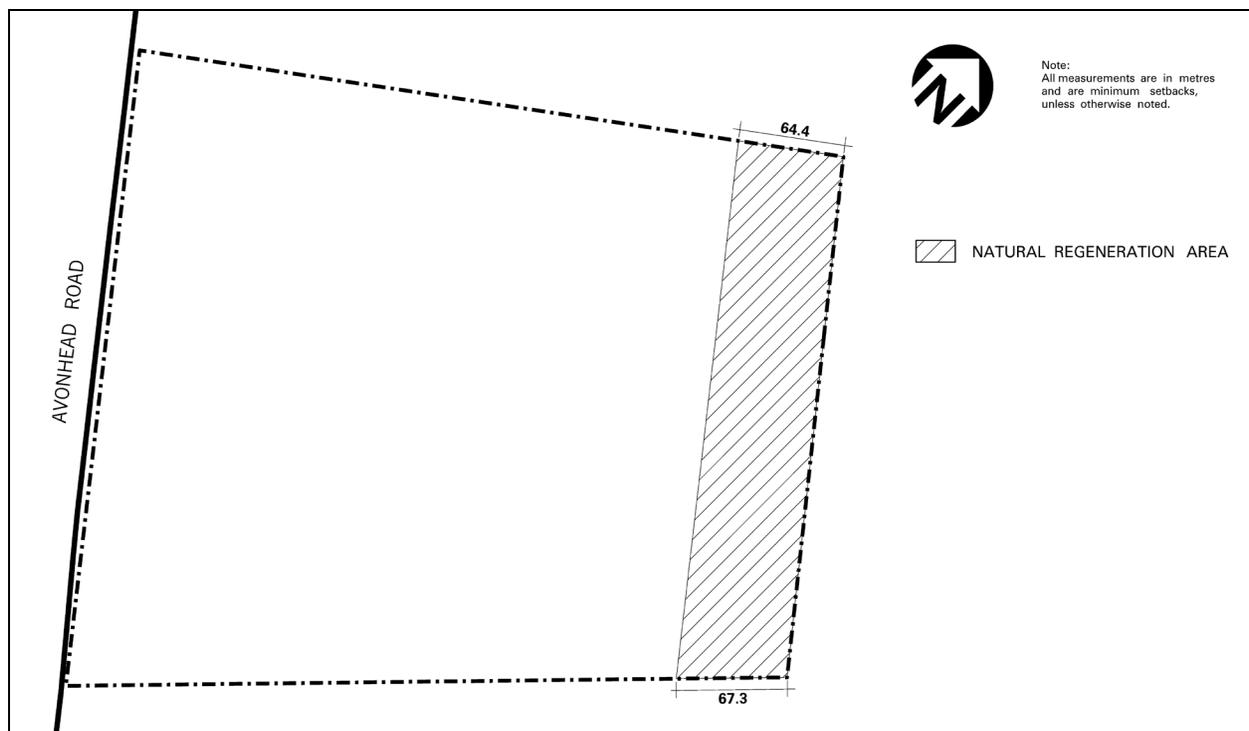
**8.2.4 E3 Exception Zones**

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

8.2.4.1	Exception: E3-1	Map # 03, 04	By-law: 0396-2009/ OMB Order 2010 May 17, 0297-2013
<p>In an E3-1 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E3 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Additional Permitted Use</b>			
8.2.4.1.1	(1)	Use legally <b>existing</b> on the date of passing of this By-law	
<b>Uses Not Permitted</b>			
8.2.4.1.2	(1)	<b>Transportation Facility</b>	
	(2)	<b>Truck Terminal</b>	
	(3)	<b>Waste Processing Station</b>	
	(4)	<b>Waste Transfer Station</b>	
	(5)	<b>Composting Facility</b>	
	(6)	<b>Outdoor Storage</b>	
	(7)	Contractor Service Shop	
	(8)	Contractor's Yard	
	(9)	<b>Vehicle Pound Facility</b>	
	(10)	<b>Motor Vehicle Body Repair Facility</b>	
	(11)	<b>Motor Vehicle Body Repair Facility - Commercial Motor Vehicle</b>	
	(12)	<b>Adult Entertainment Establishment</b>	
	(13)	<b>Body-Rub Establishment</b>	
	(14)	<b>Truck Fuel Dispensing Facility</b>	
<b>Regulation</b>			
8.2.4.1.3		Accessory <b>outdoor storage</b> of particulate materials such as but not limited to salt and sand shall be within enclosed containers, a <b>structure</b> with a minimum of three sides and a roof, or otherwise covered	

**Part 8 - Employment Zones**

8.2.4.2	Exception: E3-2	Map # 04	By-law: 0396-2009/ OMB Order 2010 May 17, 0297-2013, <i>deleted by</i> 0195-2016, 0191-2022
In an E3-2 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E3 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Uses Not Permitted</b>			
8.2.4.2.1	(1) <b>Transportation Facility</b> (2) <b>Truck Terminal</b> (3) <b>Waste Processing Station</b> (4) <b>Waste Transfer Station</b>		
<b>Regulations</b>			
8.2.4.2.2	Minimum depth of a <b>landscaped buffer</b> measured from a <b>lot line</b> where the <b>lot line</b> abuts a Greenlands Zone		0.0 m
8.2.4.2.3	Notwithstanding Article 2.1.1.2 of this By-law, on, within or below the natural regeneration area identified on Schedule E3-2 of this Exception, only vegetation, <b>lot line</b> fencing and infrastructure required for the wetland feature shall be permitted		
8.2.4.2.4	All site development plans shall comply with Schedule E3-2 of this Exception		



**Schedule E3-2**  
Map 04

**Part 8 - Employment Zones**

8.2.4.3	Exception: E3-3	Map # 40W	By-law: 0111-2019/ LPAT Order 2021 March 09
In an E3-3 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E3 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
8.2.4.3.1	(1)	<b>Service Establishment</b>	
	(2)	Travel Agency	
	(3)	Photo Studio	

8.2.4.4	Exception: E3-4	Map # 42E	By-law:
In an E3-4 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E3 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
8.2.4.4.1	(1)	<b>Salvage Yard</b>	
<b>Regulations</b>			
8.2.4.4.2	A <b>salvage yard</b> operation shall be conducted within an enclosed <b>building</b> or <b>structure</b> or within an area surrounded by a rigid fence		
8.2.4.4.3	Storage of materials outside within enclosed containers will not be permitted		
8.2.4.4.4	Minimum <b>height</b> of fence		1.8 m
8.2.4.4.5	Maximum <b>height</b> of scrap metal and salvage stored on site		6.0 m

8.2.4.5	Exception: E3-5	Map # 50W	By-law:
In an E3-5 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E3 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Uses Not Permitted</b>			
8.2.4.5.1	(1)	<b>Adult Entertainment Establishment</b>	
	(2)	<b>Body-Rub Establishment</b>	
<b>Regulation</b>			
8.2.4.5.2	Minimum setback of a <b>building</b> or <b>structure</b> to the future extension of Drew Road		7.5 m

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8.2.4.6	Exception: E3-6	Map # 04	By-law: 0396-2009/ OMB Order 2010 May 17
<p>In an E3-6 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E3 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Additional Permitted Uses</b>			
8.2.4.6.1	(1)	Resource Extraction	
	(2)	Use legally <b>existing</b> on the date of passing of this By-law	
<b>Uses Not Permitted</b>			
8.2.4.6.2	(1)	<b>Transportation Facility</b>	
	(2)	<b>Truck Terminal</b>	
	(3)	<b>Waste Processing Station</b>	
	(4)	<b>Waste Transfer Station</b>	
	(5)	<b>Composting Facility</b>	

8.2.4.7	Exception: E3-7	Map # 46E	By-law:
<p>In an E3-7 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E3 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Additional Permitted Use</b>			
8.2.4.7.1	(1)	Rail Yard	

8.2.4.8	Exception: E3-8	Map # 43E	By-law:
<p>In an E3-8 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E3 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Additional Permitted Use</b>			
8.2.4.8.1	(1)	Outdoor display and storage of tractor trailers	

8.2.4.9	Exception: E3-9	Map # 46E	By-law:
<p>In an E3-9 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E3 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Uses Not Permitted</b>			
8.2.4.9.1	(1)	<b>Truck Terminal</b>	
	(2)	<b>Waste Processing Station</b>	
	(3)	<b>Waste Transfer Station</b>	
	(4)	<b>Composting Facility</b>	
	(5)	<b>Body-Rub Establishment</b>	
	(6)	<b>Adult Entertainment Establishment</b>	
	(7)	<b>Night Club</b>	

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8.2.4.10	Exception: E3-10	Map # 42W	By-law: 0358-2007
<p>In an E3-10 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E3 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Regulation</b>			
8.2.4.10.1	<p>A fence having a minimum <b>height</b> of 2.1 m shall be required around the perimeter of the area to be used for <b>outdoor storage</b> for a <b>vehicle pound facility</b>, but in no event shall the fence be situated closer to any <b>street line</b> than any portion of the main <b>building</b></p>		

8.2.4.11	Exception: E3-11	Map # 04	By-law: 0396-2009/ OMB Order 2010 May 17
<p>In an E3-11 zone the applicable regulations shall be as specified for an E3 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Permitted Use</b>			
8.2.4.11.1	<p>Lands zoned E3-11 shall only be used for the following:</p> <p>(1) Land farming accessory to the <b>existing</b> lubricants centre located at 385 Southdown Road zoned E3-1</p>		
<b>Regulation</b>			
8.2.4.11.2	<p>"Land Farming" means the biodegradation of petroleum refining wastes by naturally occurring soil bacteria by means of controlled application of the wastes to land followed by periodic tilling.</p>		

8.2.4.12	Exception: E3-12	Map # 04	By-law: 0396-2009/ OMB Order 2010 May 17, 0191-2022
<p>In an E3-12 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E3 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Additional Permitted Use</b>			
8.2.4.12.1	<p>(1) <b>Use</b> legally <b>existing</b> on the date of passing of this By-law</p>		
<b>Uses Not Permitted</b>			
8.2.4.12.2	<p>(1) <b>Transportation Facility</b>                  (2) <b>Truck Terminal</b>                  (3) <b>Waste Processing Station</b>                  (4) <b>Waste Transfer Station</b>                  (5) <b>Composting Facility</b></p>		
<b>Regulation</b>			
8.2.4.12.3	<p><b>Outdoor storage</b> of particulate materials such as but not limited to salt and sand shall be within enclosed containers, a <b>structure</b> with a minimum of three sides and a roof, or otherwise covered</p>		

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8.2.4.13	Exception: E3-13	Map # 03	By-law: 0396-2009/ OMB Order 2010 May 17, 0297-2013
<p>In an E3-13 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E3 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<p><b>Additional Permitted Use</b></p>			
8.2.4.13.1	(1)	<b>Truck Fuel Dispensing Facility</b>	
<p><b>Uses Not Permitted</b></p>			
8.2.4.13.2	<ul style="list-style-type: none"> <li>(1) <b>Transportation Facility</b></li> <li>(2) <b>Truck Terminal</b></li> <li>(3) <b>Waste Processing Station</b></li> <li>(4) <b>Waste Transfer Station</b></li> <li>(5) <b>Composting Facility</b></li> <li>(6) <b>Outdoor Storage</b></li> <li>(7) Contractor Service Shop</li> <li>(8) Contractor's Yard</li> <li>(9) <b>Vehicle Pound Facility</b></li> <li>(10) <b>Motor Vehicle Body Repair Facility</b></li> <li>(11) <b>Motor Vehicle Body Repair Facility - Commercial Motor Vehicle</b></li> <li>(12) <b>Adult Entertainment Establishment</b></li> <li>(13) <b>Body-Rub Establishment</b></li> </ul>		
<p><b>Regulations</b></p>			
8.2.4.13.3	<p>The provisions contained in Subsection 8.1.5 of this By-law shall apply to all areas used for <b>outdoor storage</b> accessory to a permitted <b>use</b></p>		
8.2.4.13.4	<p>Accessory <b>outdoor storage</b> of particulate materials such as but not limited to salt and sand shall be within enclosed containers, a <b>structure</b> with a minimum of three sides and a roof, or otherwise covered</p>		

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8.2.4.14	Exception: E3-14	Map # 04	By-law: 0396-2009/OMB Order 2010 November 30, 0297-2013
In an E3-14 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E3 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
8.2.4.14.1	(1)	Use legally <b>existing</b> on the date of passing of this By-law	
<b>Uses Not Permitted</b>			
8.2.4.14.2	(1)	<b>Transportation Facility</b>	
	(2)	<b>Truck Terminal</b>	
	(3)	<b>Waste Processing Station</b>	
	(4)	<b>Waste Transfer Station</b>	
	(5)	<b>Composting Facility</b>	
	(6)	<b>Outdoor Storage</b>	
	(7)	Contractor Service Shop	
	(8)	Contractor's Yard	
	(9)	<b>Vehicle Pound Facility</b>	
	(10)	<b>Motor Vehicle Body Repair Facility</b>	
	(11)	<b>Motor Vehicle Body Repair Facility - Commercial Motor Vehicle</b>	
	(12)	<b>Adult Entertainment Establishment</b>	
	(13)	<b>Body-Rub Establishment</b>	
	(14)	<b>Truck Fuel Dispensing Facility</b>	
<b>Regulations</b>			
8.2.4.14.3	Accessory <b>outdoor storage</b> of particulate materials such as but not limited to salt and sand shall be within enclosed containers, a <b>structure</b> with a minimum of three sides and a roof, or otherwise covered		
8.2.4.14.4	Minimum setback of all <b>buildings</b> and <b>structures</b> to all lands zoned G1-16		5.0 m

8.2.4.15	Exception: E3-15	Map # 04	By-law: 0008-2016
In an E3-15 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E3 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Uses Not Permitted</b>			
8.2.4.15.1	(1)	<b>Transportation Facility</b>	
	(2)	<b>Truck Terminal</b>	
	(3)	<b>Waste Processing Station</b>	
	(4)	<b>Waste Transfer Station</b>	
	(5)	<b>Composting Facility</b>	
	(6)	<b>Vehicle Pound Facility</b>	
	(7)	<b>Motor Vehicle Body Repair Facility</b>	
	(8)	<b>Motor Vehicle Body Repair Facility - Commercial Motor Vehicle</b>	
	(9)	<b>Adult Entertainment Establishment</b>	
	(10)	<b>Body-Rub Establishment</b>	
<b>Regulation</b>			
8.2.4.15.2	<b>Outdoor storage</b> of particulate materials such as but not limited to salt and sand shall be within enclosed containers, a <b>structure</b> with a minimum of three sides and a roof, or otherwise covered		

8.2.4.16	Exception: E3-16	Map # 04	By-law: 0195-2016
<p>In an E3-16 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E3 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<p><b>Uses Not Permitted</b></p>			
8.2.4.16.1	<ul style="list-style-type: none"> <li>(1) <b>Transportation Facility</b></li> <li>(2) <b>Truck Terminal</b></li> <li>(3) <b>Waste Processing Station</b></li> <li>(4) <b>Waste Transfer Station</b></li> <li>(5) <b>Composting Facility</b></li> <li>(6) <b>Power Generating Facility</b></li> </ul>		
<p><b>Regulation</b></p>			
8.2.4.16.2	<p>Particulate materials such as but not limited to salt and sand shall be stored within enclosed containers or a <b>structure</b> with a minimum of three sides and a roof</p>		
<p><b>Holding Provision</b></p>			
<p>Only the following <b>use</b> shall be permitted prior to the removal of the holding symbol H:</p> <ul style="list-style-type: none"> <li>(1) <b>stormwater management</b> facility</li> </ul> <p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-E3-16 by further amendment to Map 04 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirement:</p> <ul style="list-style-type: none"> <li>(1) a revised Southdown Master Drainage Plan is implemented and the corresponding measures are in place to the satisfaction of the City and Credit Valley Conservation.</li> </ul>			